LOIZEAUX'S PLAN BOOK No. 7

Containing 136 Attractive and Practical Home Designs

Published by

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J. D. LOIZEAUX LUMBER COMPANY

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ELIZABETH, N.J.

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Our Plan Service

Its Purpose.

The principal purpose of our Plan Service is to help those who are interested in building a home to get the kind of a house they want by providing the necessary plans and specifications at a very nominal cost.

Plan Book No. 7.

This, our Plan Book No. 7, contains one hundred and thirty-six different designs chosen from our previous plan books and from the Home Builders Catalog. We can furnish on three or four days notice the working blue prints and printed specifications for every design shown in this book.

Additional Designs.

Do not be discouraged if you are unable to find a design in this book to suit you. We will be glad to loan you a copy of the Home Builders Catalog, which is a large Plan Book and Catalog of building materials combined. It contains over six hundred different designs, a large number of which are in colors. Blue prints and printed specifications can also be furnished for any design you might select from it.

In addition to the above we have many other plan books that it will be a pleasure to have you examine at our office.

Registered Architect's Seal on All Plans.

All plans that we furnish from this, our Plan Book No. 7, and from the Home Builders Catalogs No. 1, No. 2 and No. 3 bear the seal of a Registered Architect of the State of New Jersey. Plans for every design have been prepared by architects who are specialists in the small home field and who know how to incorporate in them the various modern conveniences that make a home comfortable to live in but at the same time low in cost.

Alteration of Plans.

Frequently we have people who like a plan except for one or two things. Sometimes it is a partition between the entrance hall and living room they want taken out or a pantry or breakfast nook added back of the kitchen. Other times it is a built-in china closet that is wanted in the dining room or a coat closet in the hall. Occasionally a person likes a plan reversed, that is the rooms now shown on the right would be on the left and vice versa. All these changes can generally be indicated on the plans clearly enough so that it is not necessary to have them redrawn. Where the change wanted, however, is such as to alter the basic design then we recommend that a special plan be made.

Number of Sets of Blue Prints Required.

Three sets of blue prints are the usual number required for building in Plainfield, Elizabeth, Westfield, Fanwood, Scotch Plains, Dunellen and many of the surrounding towns. One set has to be filed with the Building Department of the City or Town in which the building is to be erected; one set is needed by the contractor and one set kept by the owner or given to the mortgagor (the person or organization from whom money is to be borrowed for construction purposes). A fourth set will be required if the owner wants a set as well as giving one to the mortgagor.

Cost of Our Plans.

For all designs shown in this Plan Book and in the Home Builders Catalog we make a charge of $7.50 per set of working Blue Prints which also includes a set of printed specifications, a blank contract form and a guide for listing materials. A set of blue prints consists of two or three sheets showing the elevations, floor and foundation plans and construction details.

Designs chosen from plan books in our office other than those mentioned above will be charged for according to what they cost us.

Cost of the Designs Shown in This Plan Book.

We have listed on page 4 the estimated cost for each design in this Plan Book. The figures are *approximate* and are given to serve as a guide. The figures cover labor and materials required to complete a home ready to be occupied. The masonry work, plastering, stucco where shown, carpenter work, painting, sheet metal work, electric wiring and fixtures, plumbing and Hot Air Heat are all included.

However, to determine the exact cost of any design built to your specifications it will be necessary for you to purchase a set of plans from us and submit them to a builder for an estimate.

Continued on Page IV

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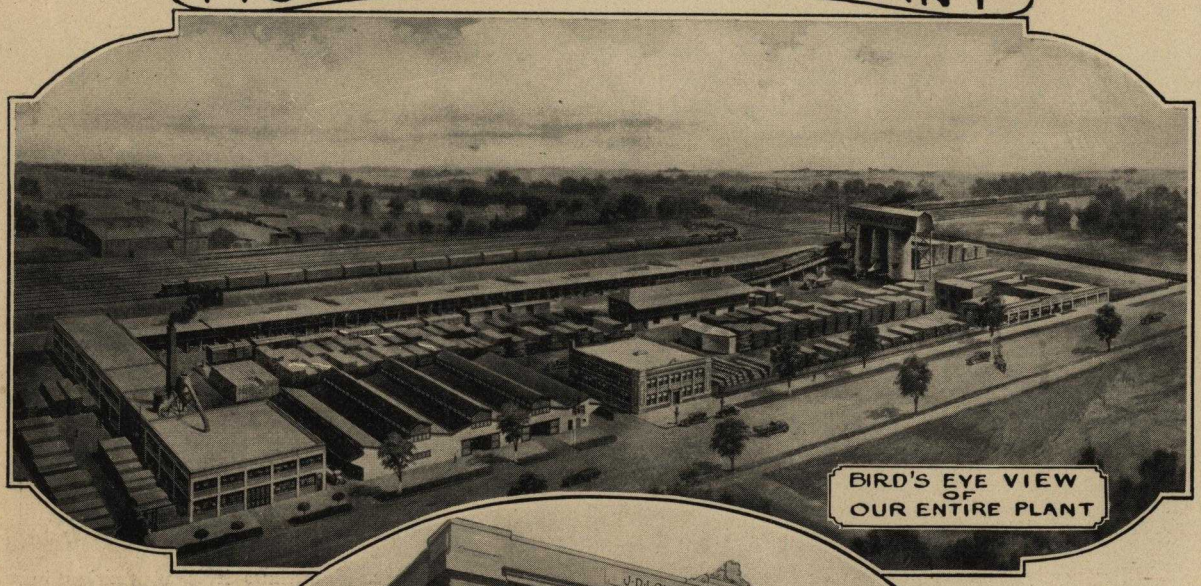
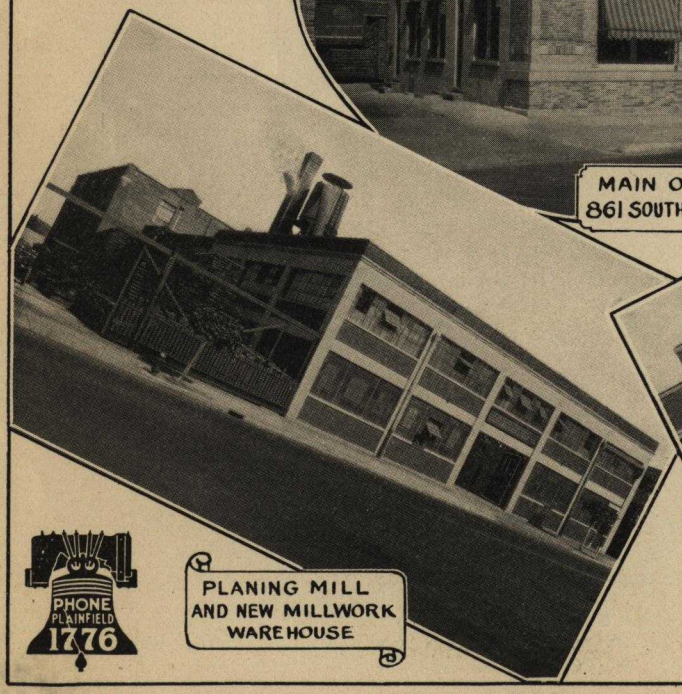
PICTURES OF OUR PLANT



BIRD'S EYE VIEW OF OUR ENTIRE PLANT

MAIN OFFICE
861 SOUTH AVENUE



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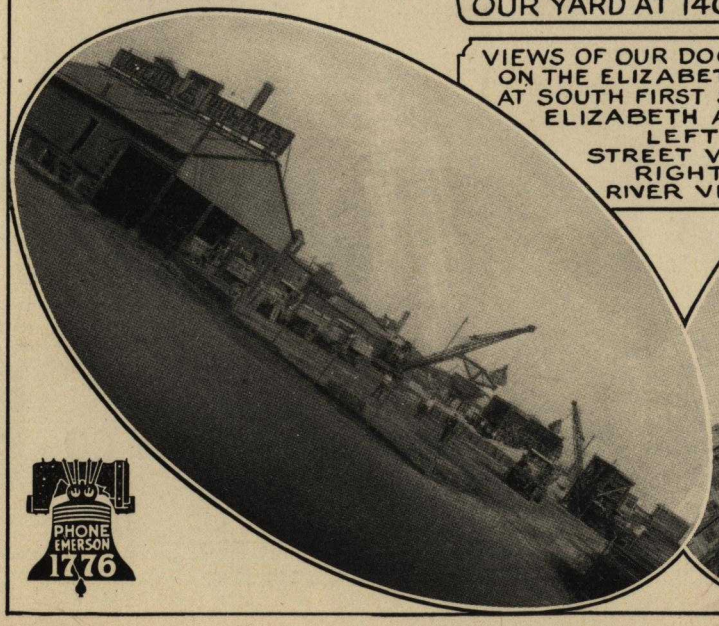
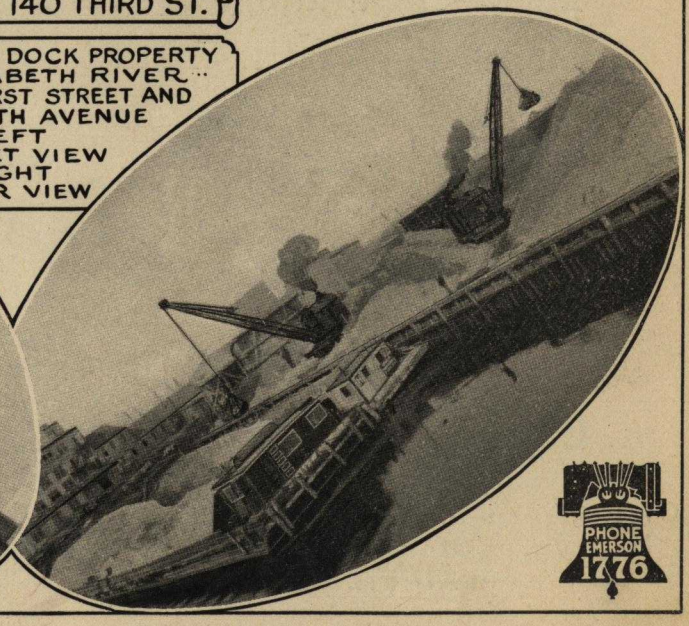
PICTURES OF OUR YARD AND DOCK PROPERTY

OUR YARD AT 140 THIRD ST.

VIEWS OF OUR DOCK PROPERTY ON THE ELIZABETH RIVER AT SOUTH FIRST STREET AND ELIZABETH AVENUE
LEFT
STREET VIEW
RIGHT
RIVER VIEW





Cont'd from Page One

ESTIMATED COSTS (Approximate)

Covering Labor and Materials required to complete each design listed below.

Page	Design	Cost	Page	Design	Cost	Page	Design	Cost	Page	Design	Cost
17	Chatham	$9927	52	12638-B	$7280	96	Almena	$7079	136	Caberton (A)	$6054
18	Carlton	7974	53	12848-B	6651	97	Chapman	7555	136	Caberton (B)	7162
19	Cromberg	6270	54	14181-B	7251	98	14036-B	6391	137	Ansley	7702
20	Chantilly	8035	55	14177-B	6120	99	14071-B	6637	138	14041-B	6907
21	Chapin	7302	56	12639-B	6229	100	Cherokee	6708	139	14063-B	5899
22	Calloway	8239	57	14178-B	6413	101	14072-B	6357	140	Allerton	8243
23	Concord	8174	58	12746-B	6373	104	14050-B	5519	141	Abbey	6598
24	Cleveland	7706	59	14182-B	4728	105	12276-B	5069	142	Athens	6846
25	Cranston	5972	60	12591-B	7016	106	Caspar	6356	143	Antoine (A)	5750
26	Chopin	8724	61	14190-B	4755	107	12246-B	5410	143	Antoine (B)	6601
27	Crawford	8330	62	12641-B	5996	108	Charter	6123	144	Argo	5501
28	Chester	7189	63	14087-B	4787	109	Calder	6975	145	Cragford	10965
29	Calumet	6507	64	12855-B	6451	112	12253-B	5368	146	Cuthbert	8975
30	Cutler (A)	4925	65	Chatfield	7185	113	14179-B	5988	147	Cloversdale	8635
30	Cutler (B)	5431	66	14060-B	7260	114	Cliffdale	7071	148	Chotard	10244
31	Cole	6017	67	14098-B	6729	115	Cape Cod	6040	149	Cody	7955
32	Cormack	7255	68	Abbott	8175	116	Cairns (A)	3930	150	Charm	7907
33	14057-B	6378	69	Catskill	9471	116	Cairns (B)	4550	151	Cheviot	8354
34	14146-B	8285	72	Carter	8311	117	Caxton (A)	4985	152	Caverna	8663
35	14140-B	6611	73	Arkwright	7088	117	Caxton (B)	5754	153	Ashland	9697
36	14134-B	5975	74	14039-B	6407	120	Cadmus	5373	156	Alford	11817
37	14141-B	6803	75	Averill	7277	121	Champion	6840	157	Artemas	9710
38	12849-B	5345	76	Annapolis	7542	122	12629-B	4844	158	Aulich	7895
39	12687-B	8853	77	Coblentz	7023	123	12189-B	4867	159	Armstrong	7741
40	14129-B	5728	80	Clarendon	7140	124	14164-B	5061	162	Antigo	8494
41	14176-B	6603	81	Avenue	7267	125	Colfax	5696	163	Aylor	10029
42	12543-B	6968	82	Apollo	8604	128	14162-B	3610	164	Alquetong	8019
43	10554-B	6606	83	Carney	7172	129	Canover	10330	165	14148-B	9731
44	12865-B	6643	84	Cascade	6524	130	Cordelle	7415	168	12688-B	11957
45	12628-B	6646	85	Carrville	6213	131	Colton	9404	169	12454-B	13196
46	14025-B	8299	90	Cautille	7418	132	Crystal	7266	170	Creve	13937
47	12681-B	6911	91	Crossfield	7522	133	Cessford (A)	5444	171	14001-B	12002
48	12649-B	6840	92	14076-B	5149	133	Cessford (B)	6324	174	14186-B	10325
49	14180-B	5772	93	Carlisle	7106	134	Calera	7258	175	12452-B	11386
50	12745-B	6015	94	Carvel	6623	135	Corcoran	5680	176	14023-B	12166
51	14187-B	6633	95	14027-B	6584						

Headquarters for Building Information

We are the logical Headquarters for *Building Information.* We have collected, during our thirty years in the building materials business, a large amount of valuable information on matters pertaining to the Planning, Financing and Building of Homes. This, together with our knowledge of the character and uses of materials employed in building construction, is yours for the asking. You do not obligate yourself in any way by asking our advice on any building problem.

J. D. LOIZEAUX
LUMBER COMPANY
PHONE 1776 PLFD

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ELIZABETH, N.J.

When Building—Play Safe!

Use Correctly Made Plans

It is dangerous to build without using correctly drawn plans. The building of a home is a delicate and complicated process in which the slightest mistake might mean a considerable loss in time, money and satisfaction. To be more certain of having a "home of no regrets" we recommend the use of carefully made blue-print working plans.

THE PLAN BUREAU is made up of intelligent architects and skilled draftsmen, men who have specialized in designing homes for years, and whose experience and knowledge enables them to produce simple, yet adequate, blueprints for builders.

(*See next three pages for specimen of completed plans as produced by experienced craftsmen*).

THE BLUE-PRINT PLANS for homes in this book eliminate all guesswork. All dimensions, sizes, details and directions are accurately and completely given. Consequently erection is made easy for the builder. The actual figures show that the size of all lumber, beams, footings, masonry walls, etc., are of sufficient size to carry safely all loads and to withstand all stresses imposed upon them.

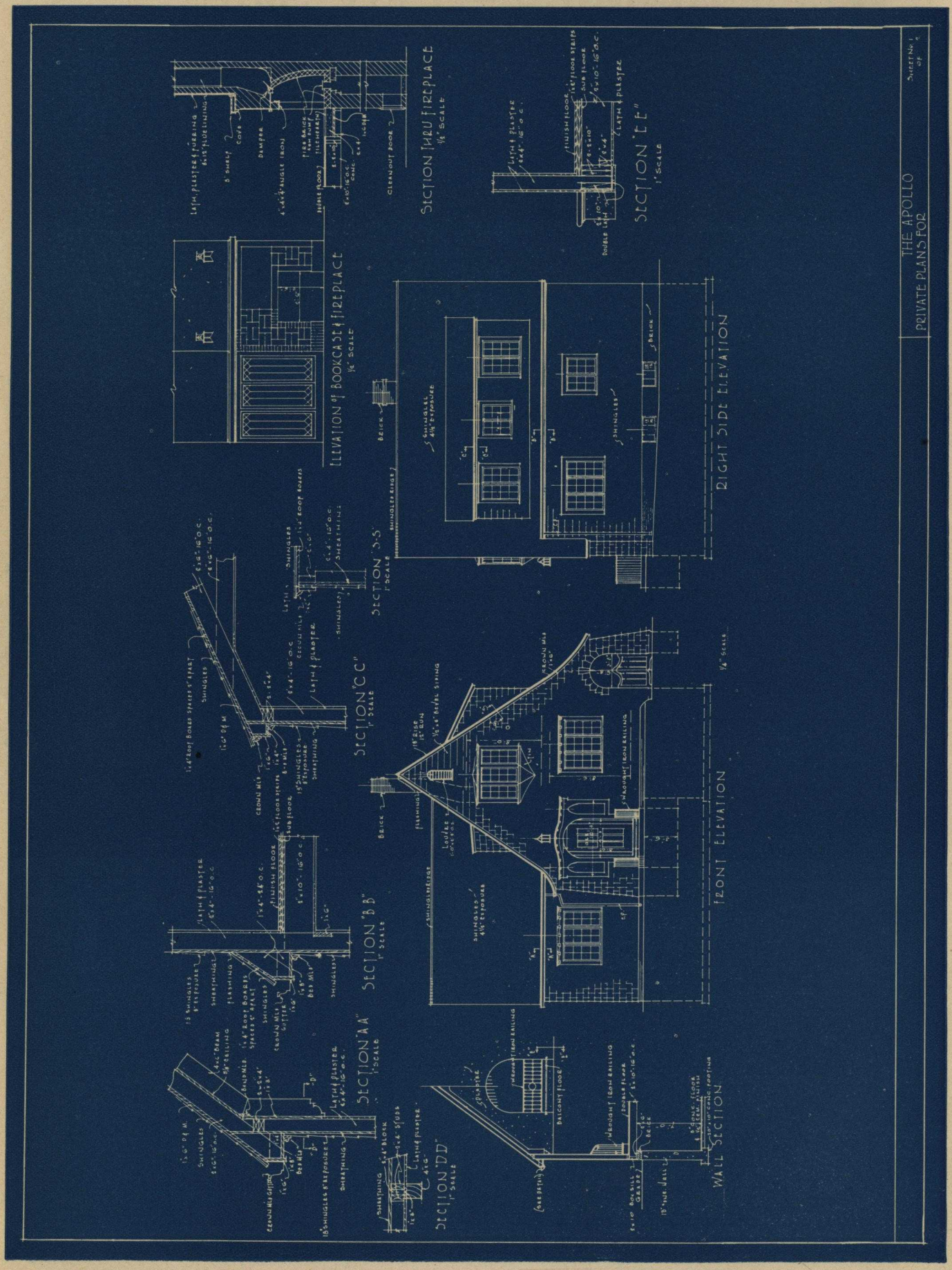
THE FOLLOWING ITEMS ARE CLEARLY DEFINED IN ALL BLUE-PRINTS:

Basement or Foundation Plan
First Floor Plan
Second Floor Plan
Front Elevation
Right Side Elevation
Left Side Elevation
Rear Elevation
Section Drawings and Details

THE PLANS are usually furnished in three large sheets. On the succeeding pages you will see a sample illustration of the blue-print plans for homes in this book. These illustrations are one-quarter size of actual plans yet they will convey to you the care and accuracy with which the plans are prepared. Play safe and use them.

SPECIMEN OF BLUE PRINT WORKING PLANS

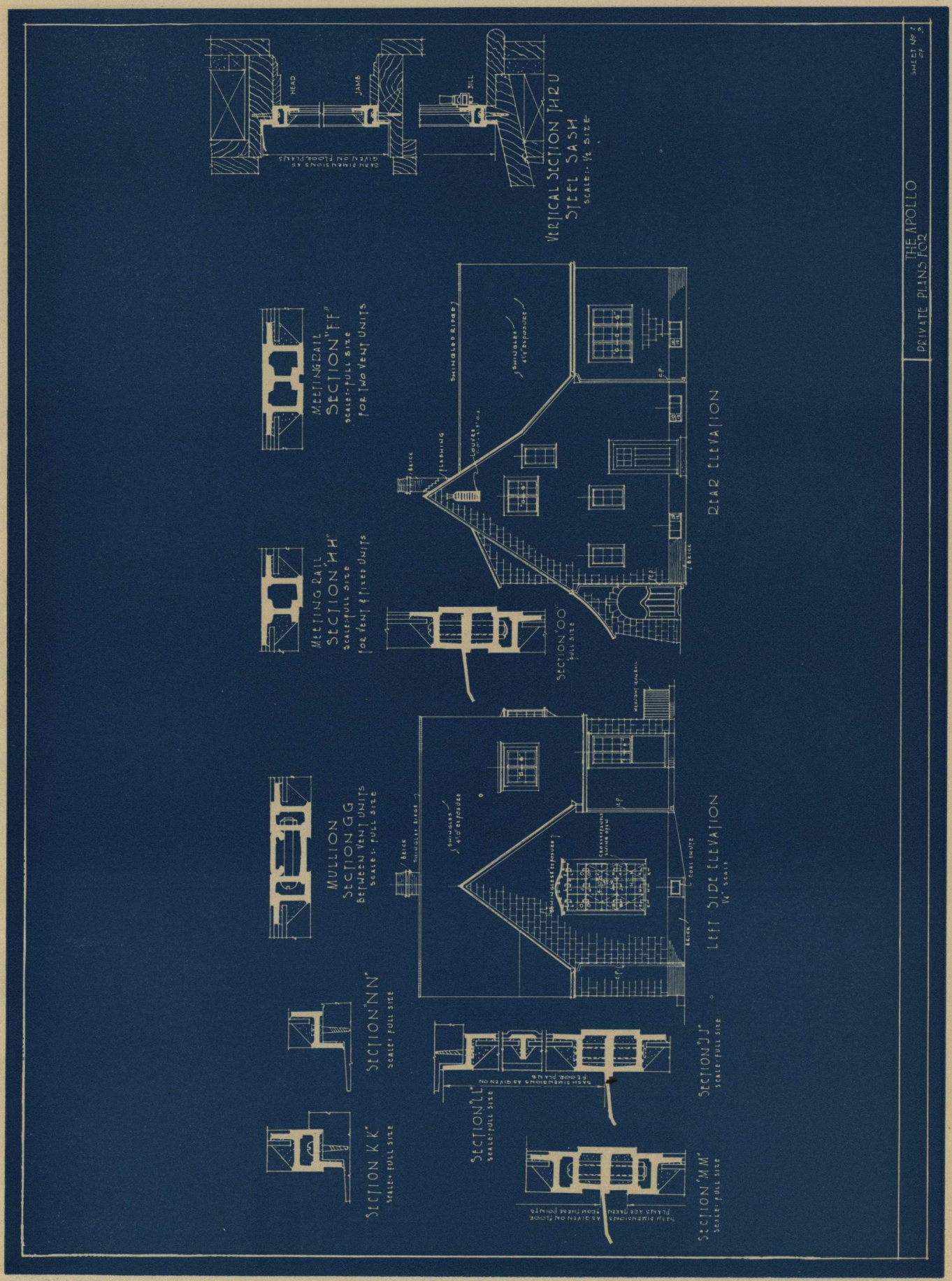
ILLUSTRATION IS ABOUT ¼ ACTUAL SIZE



☞ ABOVE IS SHEET NO. 1 OF THE COMPLETE THREE-SHEET SET OF PLANS.
NOTE: ALL ELEVATIONS AND FLOOR PLANS ARE MADE TO A STANDARD SCALE OF ¼-INCH TO FOOT.

SPECIMEN OF BLUE PRINT WORKING PLANS

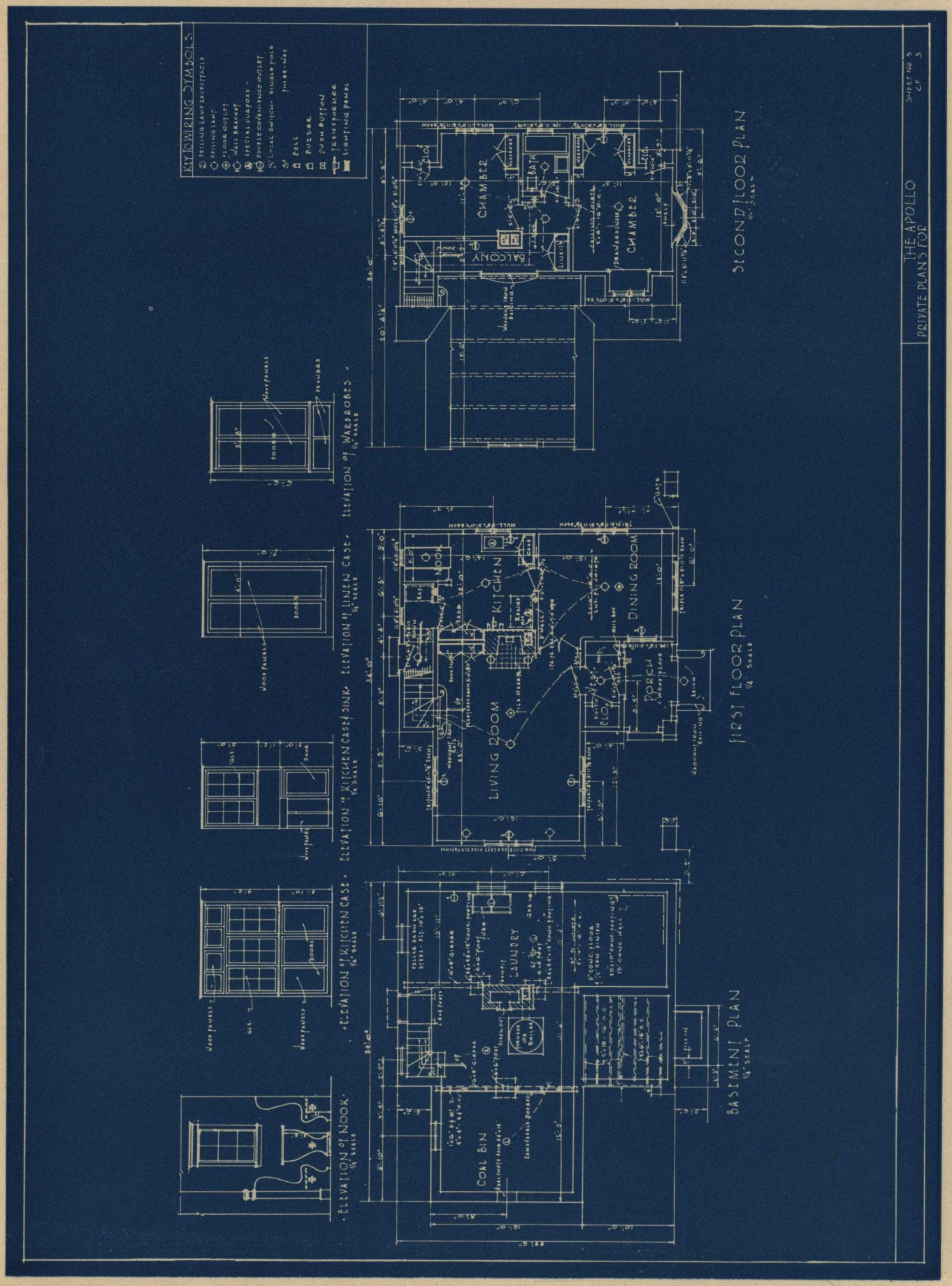
ILLUSTRATION IS ABOUT ¼ ACTUAL SIZE



☛ ABOVE IS SHEET NO. 2 OF THE COMPLETE THREE-SHEET SET OF PLANS.
NOTE: ALL ELEVATIONS AND FLOOR PLANS ARE MADE TO A STANDARD SCALE OF ¼-INCH TO FOOT.

SPECIMEN OF BLUE PRINT WORKING PLANS

ILLUSTRATION IS ABOUT ¼ ACTUAL SIZE



ABOVE IS SHEET NO. 3 OF THE COMPLETE THREE-SHEET SET OF PLANS.

NOTE: ALL ELEVATIONS AND FLOOR PLANS ARE MADE TO A STANDARD SCALE OF ¼-INCH TO FOOT.

Which Style of Home?

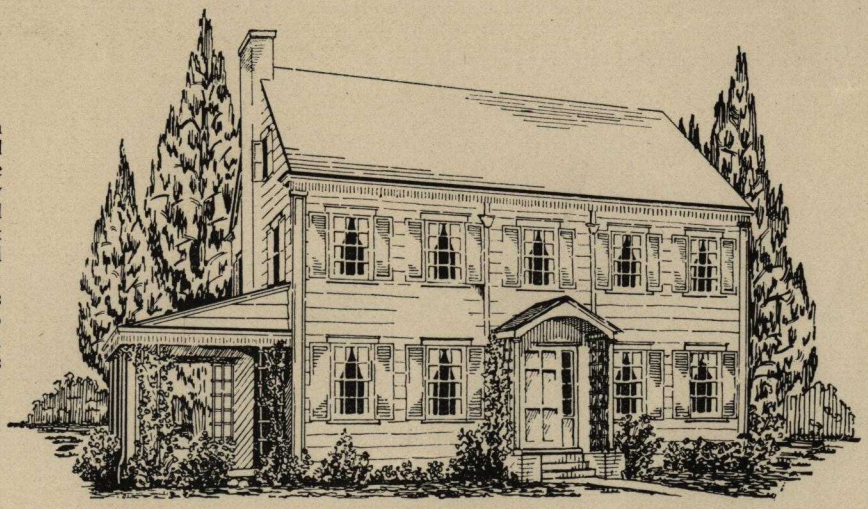
THE question of style as applied to home architecture is a more difficult and important question than it at first appears to be. No matter how simple or inexpensive a home is to be, if it is to be beautiful, symmetrical, of enduring charm and general appeal it must observe certain fundamental principles and traditions. A mixture of styles or a neglect of style cannot help but result in ugliness and waste. Architectural styles are the results of centuries of thought and experiment. Generations of architects and builders have schemed against useless waste, and have contributed their efforts and talents towards the ends of beauty and comfort. It would be folly not to take every advantage of this wealth of experience.

In selecting the style for his new home, the home builder would do well to keep the following things in mind. First, will this kind of home wear well? Will its style be appealing and will its arrangement be satisfactory, say five years hence? Second, does the room arrangement satisfy all tastes and requirement. Architectural style determines interior arrangement as well as exterior design. Third, can the home be properly executed in local materials? Fourth, will the home be the best for chosen setting and will it harmonize with neighboring houses. Fifth, is the appropriation large enough to do justice to this type of house? Lastly, has the home a general appeal and will the resale value be high?

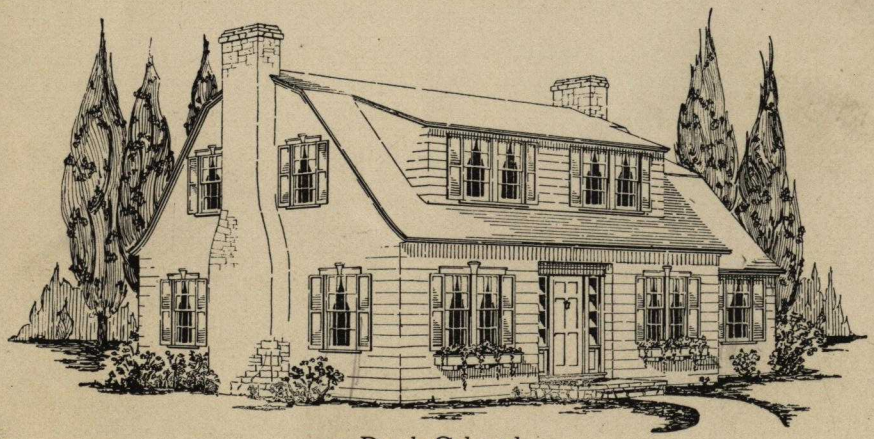
Fidelity to a particular style does not eliminate all opportunity for self expression. There is sufficient flexibility in any type of home architecture to permit the free play of one's taste and the expression of personality. But if one is to build most economically and at the same time guard against regrets he should select the style of architecture with the utmost care and forethought and see to it that the principles involved are carried out in the main at least. On this page and the next there are illustrations and brief descriptions of the six major types of home architecture. Anyone, contemplating building a new home might profitably study the illustrations and familiarize himself with the specific advantages and particular charms which each one affords.

New England Colonial

Rich in ancestry and steeped in American traditions the New England Colonial home has always had a wide appeal. Its beauty lies in its stately simplicity, dignified classic lines and the homelike atmosphere which it evokes. Because of this structural simplicity it is probably the most economical of all types to build and looks well in shingles, siding or brick. To be true to precedent the floor plan must be rectangular and the rooms almost square. "Cozy corners," angular rooms and irregular additions appear to be out of place and detract from this simple dignity.



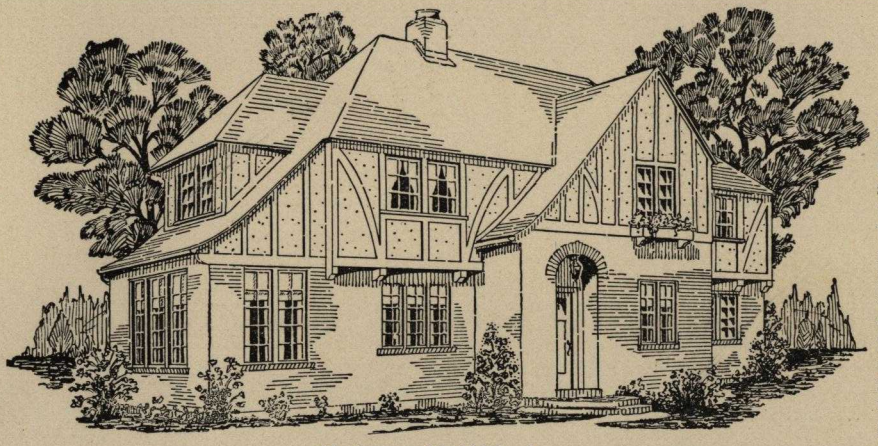
New England Colonial



Dutch Colonial

Dutch Colonial

The popular Dutch Colonial home is an heritage from the Dutch Colonists who in their effort to escape the special tax on two story houses ingeniously devised the "gambrel" roof, thus giving all the room and efficiency of a two story house with the appearance of a one story house. The best types are long and low and set close to the ground. To be true to precedent the dormer should be narrower than the first story. Brick, shingles and siding can be used with equal propriety. Above all, let it ramble for the Dutch Colonial home is nothing if not picturesque.



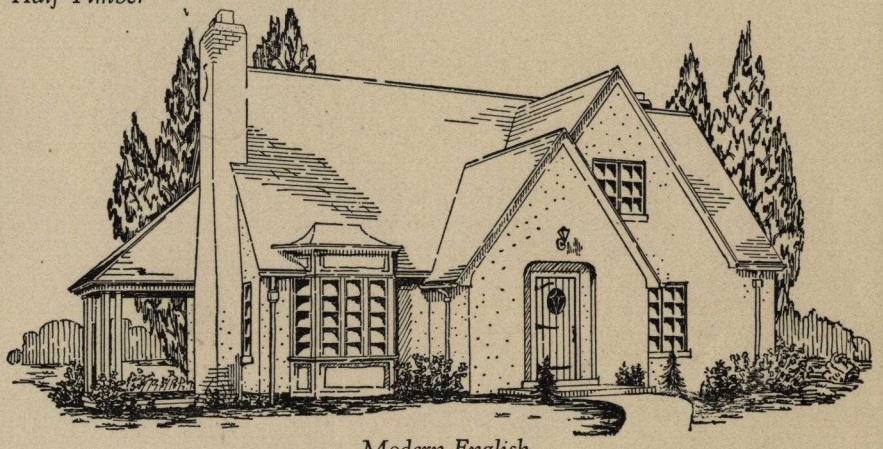
Gothic or Half Timber

Gothic or Half Timber

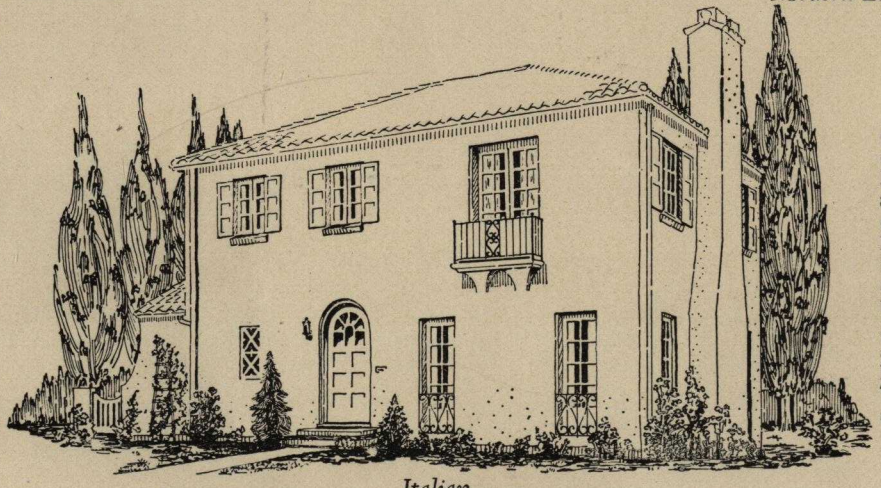
The Gothic, or more familiarly, the Half Timber house comes down to us from the England of Elizabeth and the Tudors. The half timbered and stuccoed second story is the most distinguishig mark. The main principle behind the Gothic home is one of frankness, that is, the exterior is a frank expression of the interior arrangement and should be designed to reveal what it conceals. One can go to almost any limits in designing an interior to suit himself and at the same time feel confident that he will have a beautiful home from the outside, interesting and individual.

Modern English

This type of home is easy to build and appears to advantage in almost any surroundings. Stucco is the most frequent material used but it has been made to look well in almost any material. The flexibility of the style makes it possible to adopt it to any size lot and on the inside to have almost any arrangement of rooms. The floor plan is first laid out and the elevation taken from it. The large living room is first provided for and the other units made to balance with it. Specifically, the Modern English home is built from the inside out and should make a strong appeal to anyone desiring to inculcate his special ideas into his home.



Modern English



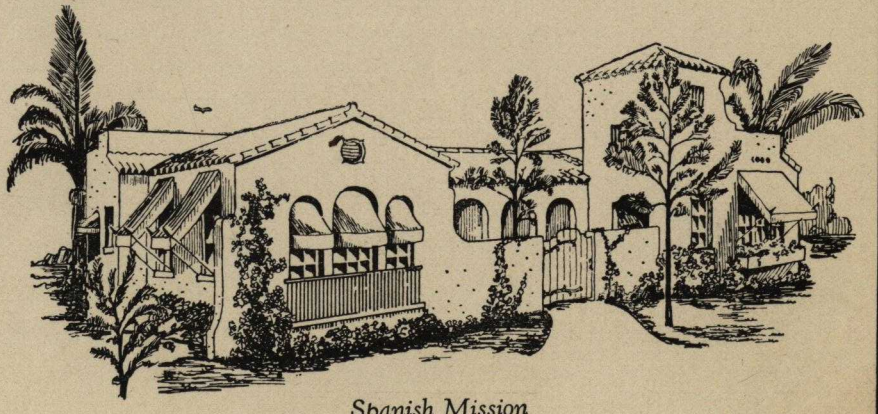
Italian

Italian

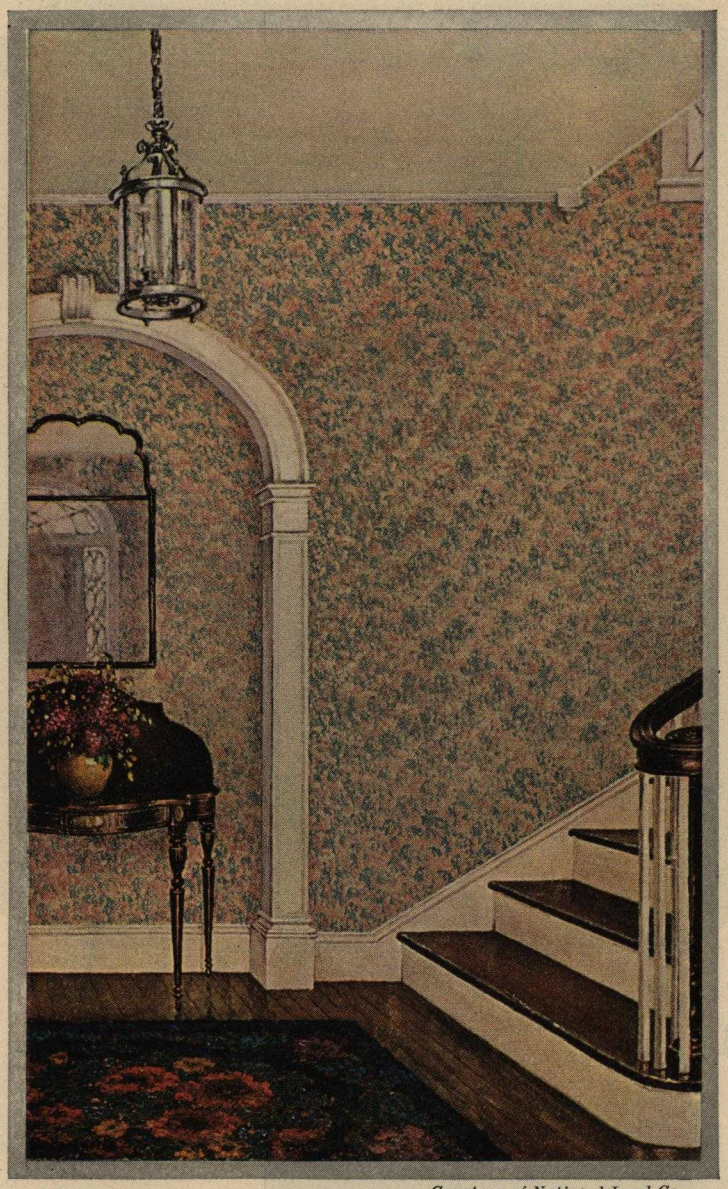
The Italian home is a model of architectural symmetry and decorative exquisiteness. It is related to Colonial houses both being modeled on Classic architectural principles. It has, however, an advantage over the Colonial home in that the interior units are not forced into prescribed positions. It is quite possible to arrange the rooms, both as to size and location, in almost any desired way because the windows and doors do not have to be in regular positions as in the Colonial styles. The rich natural decoration is an heritage from the renaissance.

Spanish Mission

There are certain advantages in Spanish Mission homes found in no other style. They are built around an inner court, or patio, which permits almost any number of any size rooms. Furthermore, each room is a distinct unit and the sleeping and living rooms can be segregated from the dining room and kitchen. The open court proves to be a most welcome retreat in hot weather and privacy is here had that is hardly possible on the old style American front porch. Despite its present widespread vogue the Spanish Mission home was designed for warm climates and is more successful under those conditions.



Spanish Mission

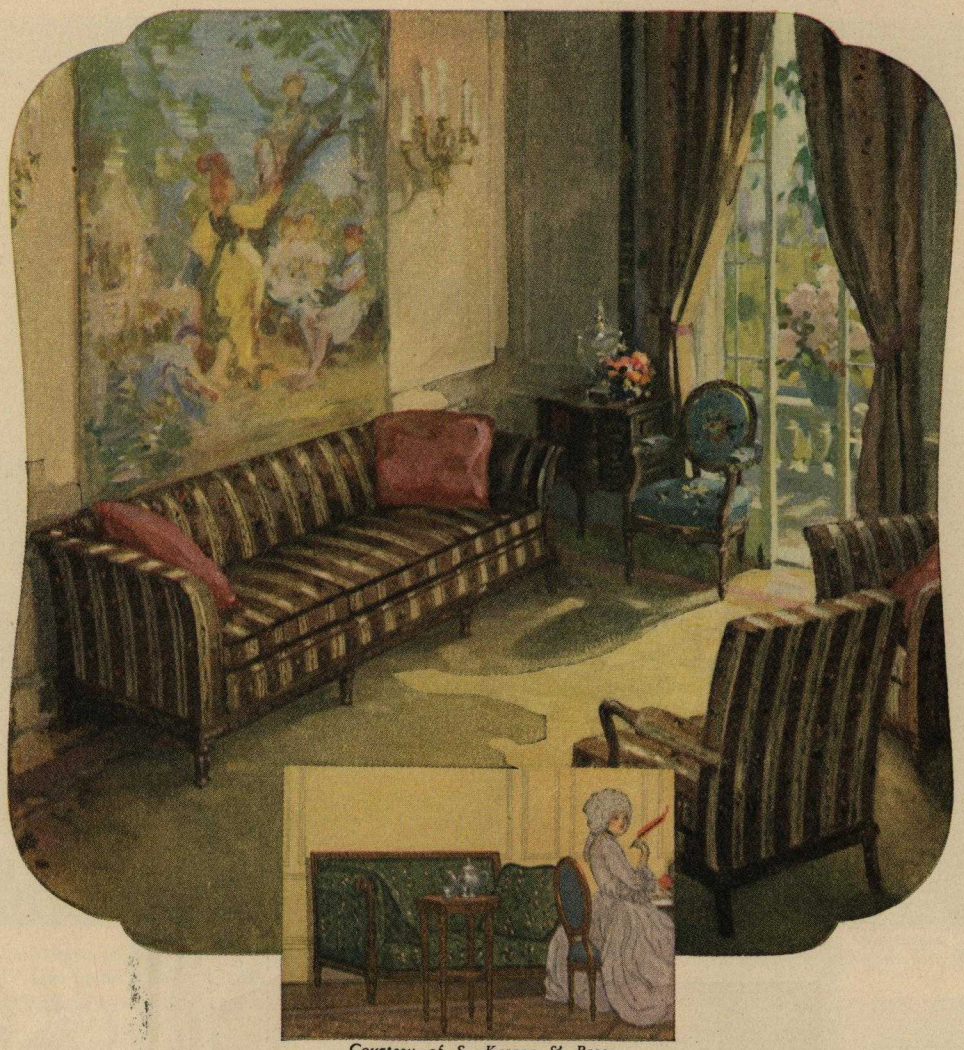


Courtesy of National Lead Co.

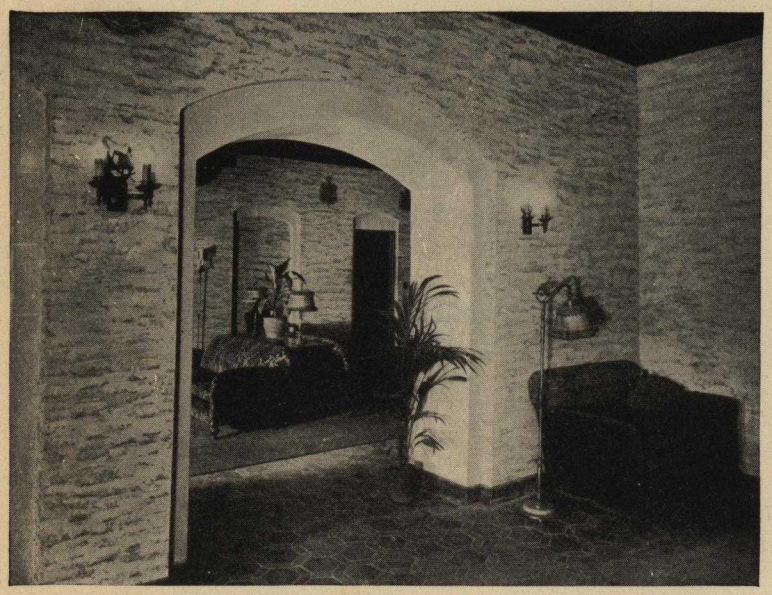
It is almost impossible to lay down infallible rules for decorating the home. Each problem of furnishing and decorating is an individual one and must be approached accordingly. It is often a help, however, to familiarize oneself with the different possibilities of arrangement of decoration through pictures or from actual observation. The next several pages are merely of a suggestive nature to possibly help the prospective home builder visualize the problems and solutions of interior decorating and perhaps provide the solution for some of your own particular difficulties.

In many homes the visitor receives his welcome in the hall. It is there, also, that members of the family first come under the soothing influence of the home, tired after a day of business, school, shopping or other activities. It is desirable that a friendly, cheerful impression be created by the hall. In general, the color scheme should be close to that of the living room, but light enough to help brighten the hall if it is poorly illuminated.

See Next Page



Courtesy of S. Karpen & Bros.



As a brief color guide the listing on this page and the next is offered:

YELLOW, RED, ORANGE are warm and advancing colors.

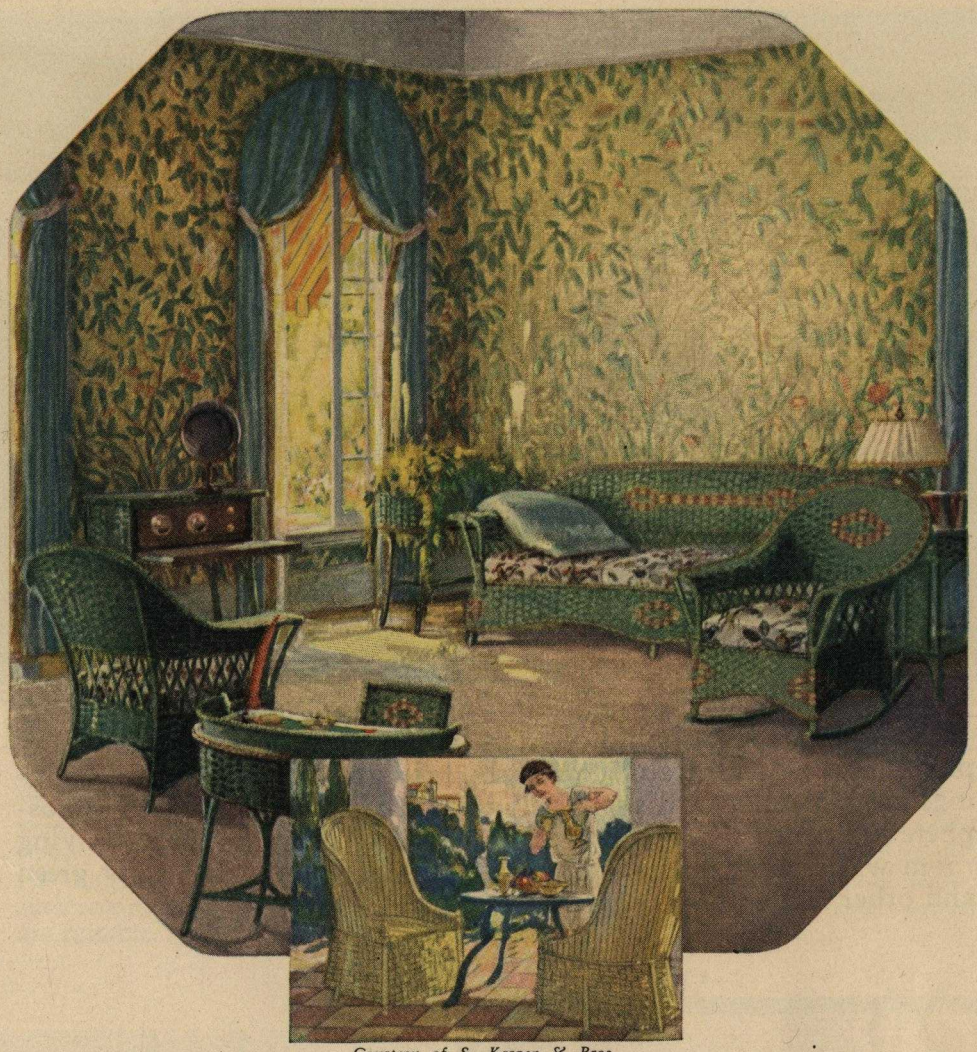
BLUE, GREEN are cool and retreating colors.

VIOLET is a neutral color.

The above are strong prismatic colors and only suitable for accent. Such shades as SLATE, CITRON, RUSSET, SAGE, BUFF and PLUM should be used for masses.

WHITE and BLACK can be used but only discriminatingly and in small quantities.

See Next Page

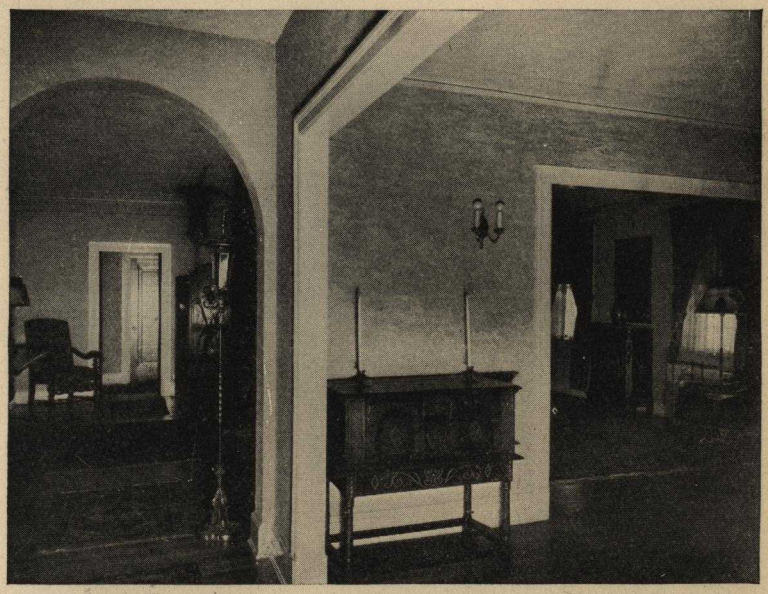


Courtesy of S. Karpen & Bros.

Normal GRAY is a fusion of equal parts of yellow, red and blue and is consequently neutral. Hues of gray are obtained by adding more of any part and are very useful for background.

The important thing in blending is that the colors complement and neutralize one another, keeping some one color predominant, however. For example, if orange is predominant, only colors which harmonize with or are complements of orange should be used.

Use plenty of color — color is life — but strive to keep a color balance.



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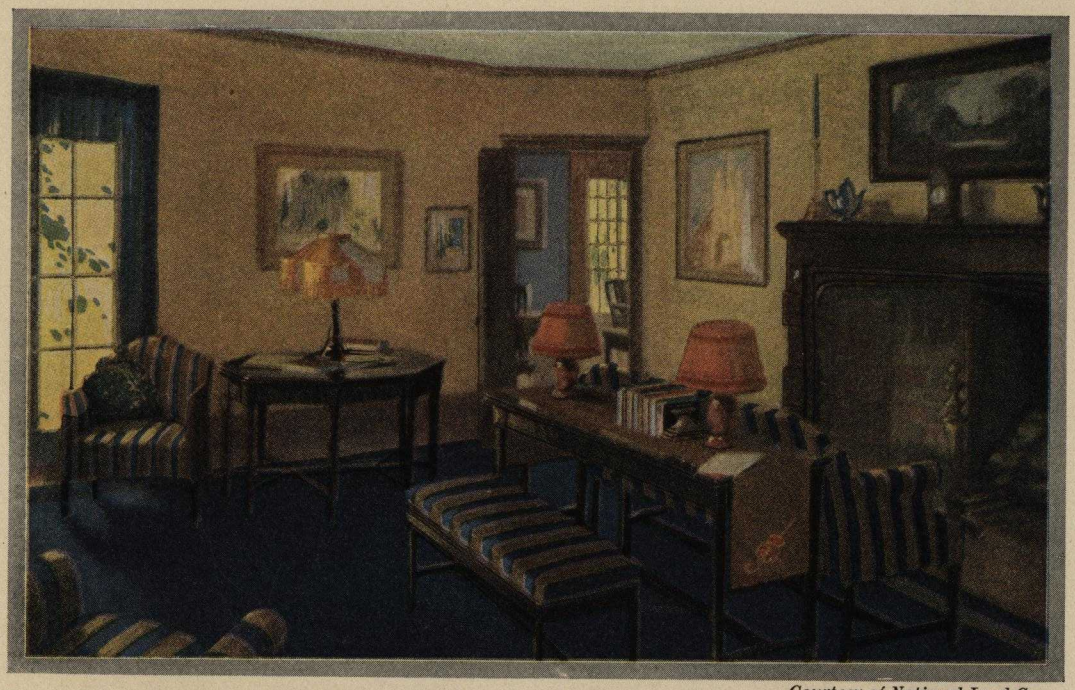
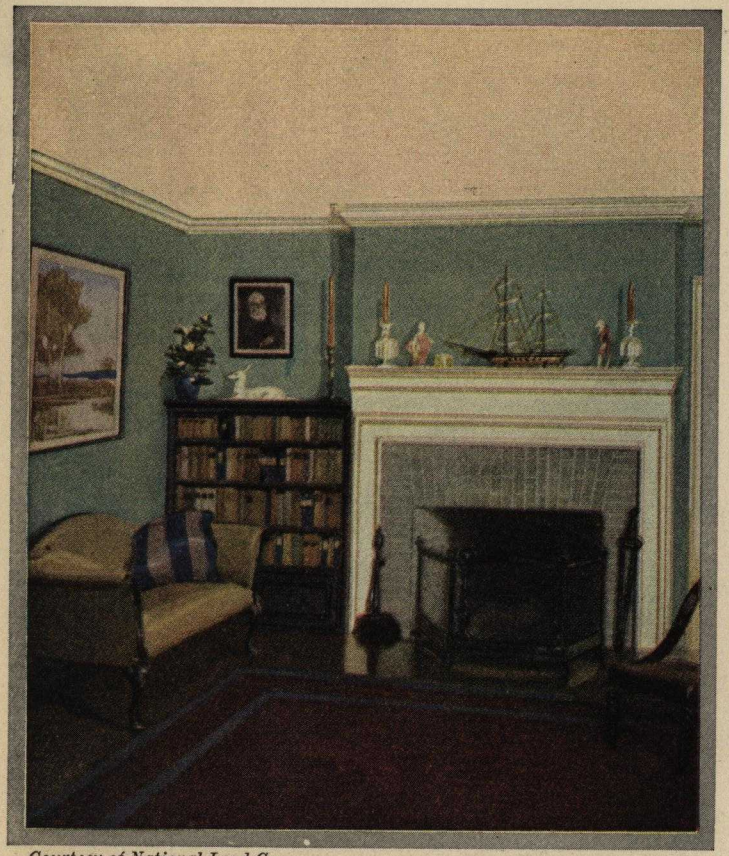


Courtesy of National Lead Co.

The living room should offer an invitation to relax mentally and physically. Comfortable chairs, shaded lights and soft-toned hangings, draperies and walls will help create the homelike, restful atmosphere so desirable in a living room. For the decoration of the living room walls, tans, medium brown, warm gray, old blue, gray green and other soft colors are excellent.



Courtesy of National Lead Co.

As a substitute for a separate library the arrangement at the left is suggested. Books deserve a place of their own and a "library corner" in the living room can be made a very decorative and useful place. A quiet secluded corner by the fireside, a good book, an easy chair or lounge will give many hours of relaxation and high adventure.

The living room should offer an invitation to relax mentally and physically. Comfortable chairs, shaded lights, and soft-toned hangings, draperies and walls will help create the homelike, restful atmosphere so desirable in a living room. For the decoration of the living room walls, tans, medium brown, warm gray, old blue, gray, green and other soft colors are excellent.

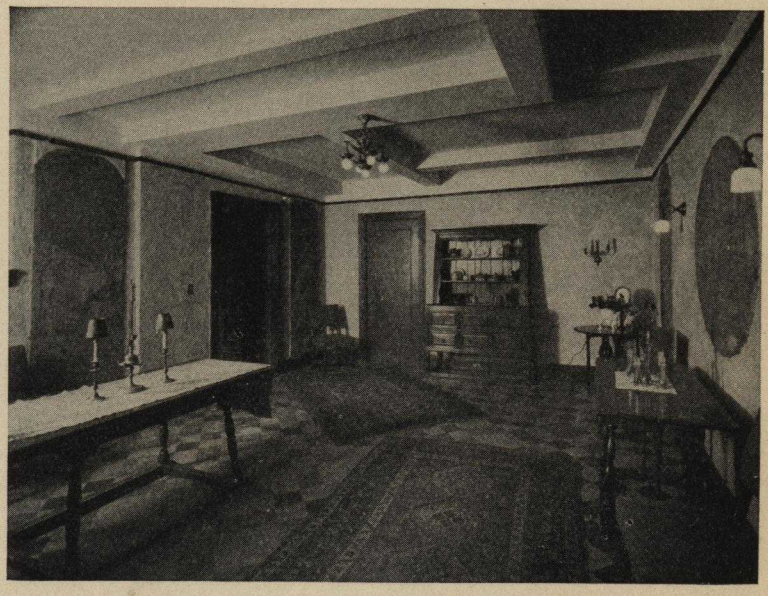
See Next Page

Courtesy of National Lead Co.

The dining room in a home should have a function other than that of merely an eating place. It should by its attractiveness put the family in a happy state of mind at meal time. It should by its charming table appointments and proper room decoration increase the enjoyment of the hours spent there. If gayety and spontaneity of thought prevail during the daily meals, the dining room will have achieved its true function. For dining room walls, such colors as soft old blue, dull orange, gray green, dark tans and rich browns are suitable, if the room is not too dark.

Courtesy of National Lead Co.

The illustrations to the left and below show other possibilities in furnishing and arrangement. The shape of the table, for instance, depends upon the shape of the room—a square table for a small square room. The difference in wall treatment and in such features as service tables, lighting fixtures, floor coverings and style of furniture is dependent upon the architecture and prevailing tone of the house.



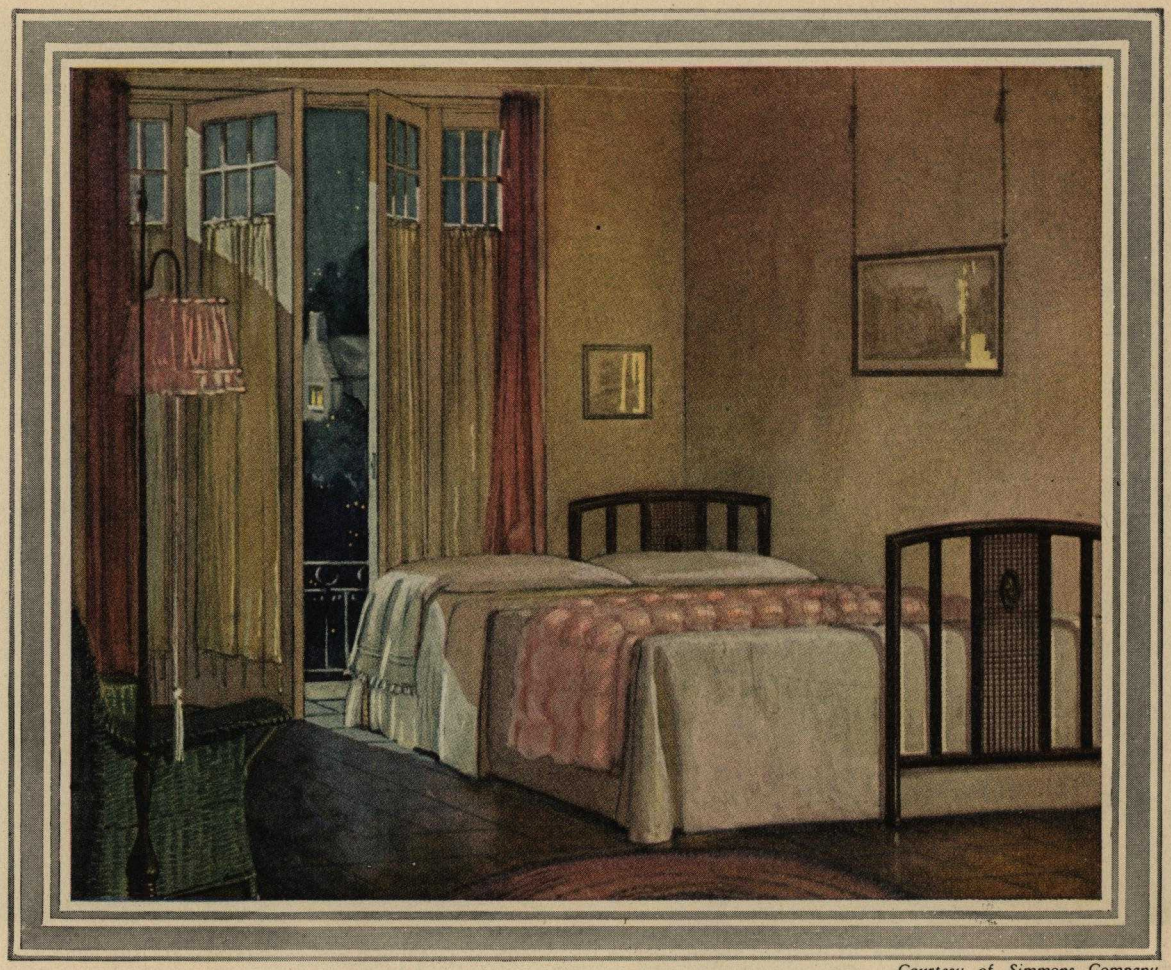
See Next Page

Courtesy of Simmons Company

Simple in design and easily arranged, this bedroom is given freshness and charm by its attractive color scheme. Walls are tinted soft peach or apricot. Casement curtains are of sunfast voile or net in ecru of cafe au lait. Valance at top of window is of violet sateen with draperies of cretonne, chintz or printed linen. Bed cover of violet sateen, flounce of soft jade green. Shirred over-spread of thin dotted swiss or dotted net. Deep blue Wilton carpet and cushion on window seat. Slipper stool and lamp shade are in soft rose taffeta.

The picture to the left shows a rich simple treatment of an upstairs living room. Textured walls of Portland Cement are shown.

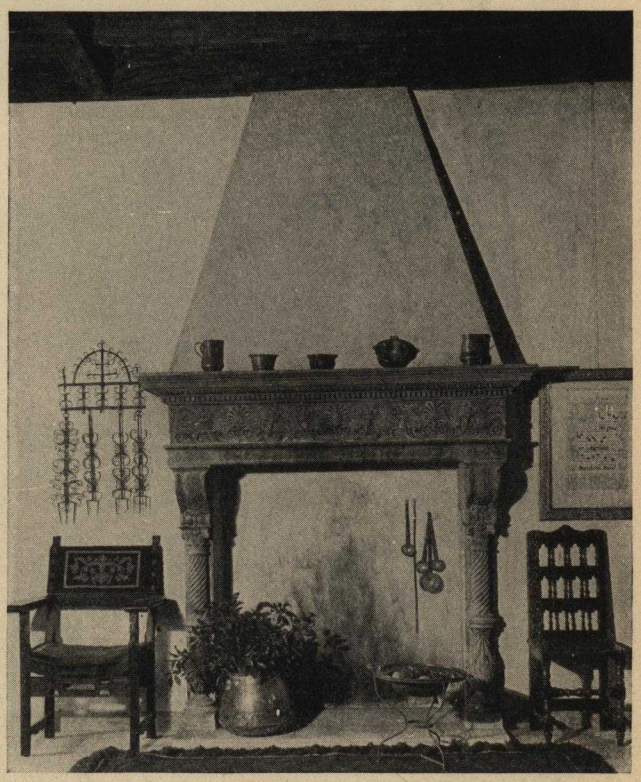
See Next Page



Courtesy of Simmons Company

Sun porch and sleeping porch in one, this attractive extra room is simple and practical both in furnishings and decorations. The walls are tinted cafe au lait, the casement curtains of pongee, mercerized voile or casement cloth repeating the same color note. The full length curtains are of English mohair casement cloth, repp, poplin or monk's cloth in a rich, soft shade of raspberry, which by day will flood the porch with charming color when drawn. The floor is covered with linoleum giving the effect of warm brown tiles. Braided rug in raspberry with darker border. Green willow chairs, reading lamp with walnut standard and pale rose shade.

An open fireplace could never have a more practical use than in an enclosed porch. The one at right is especially designed for Italian and Spanish homes but can also be appropriately placed in a Tudor or a Modern English home. By placing a chair at each side the monumental effect is increased.



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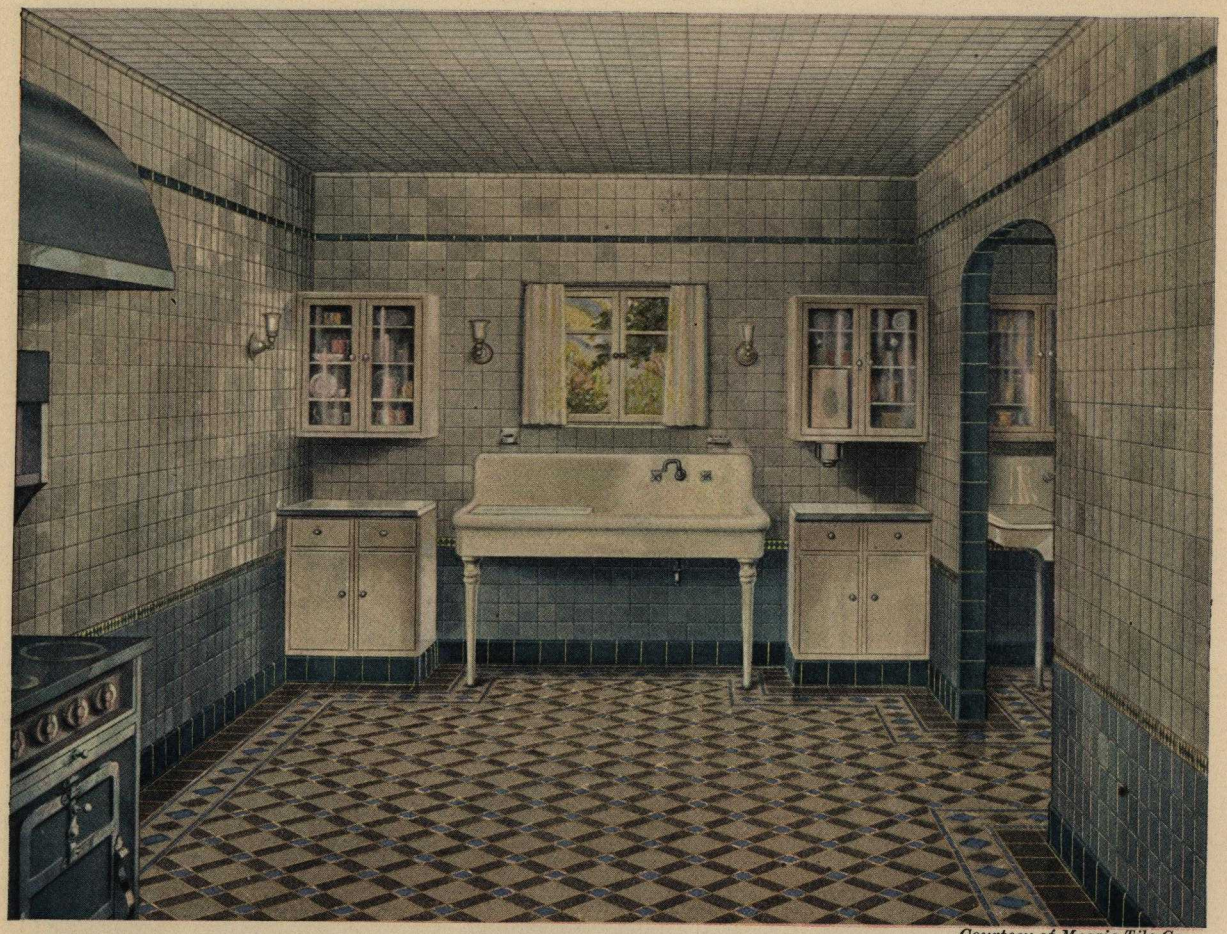
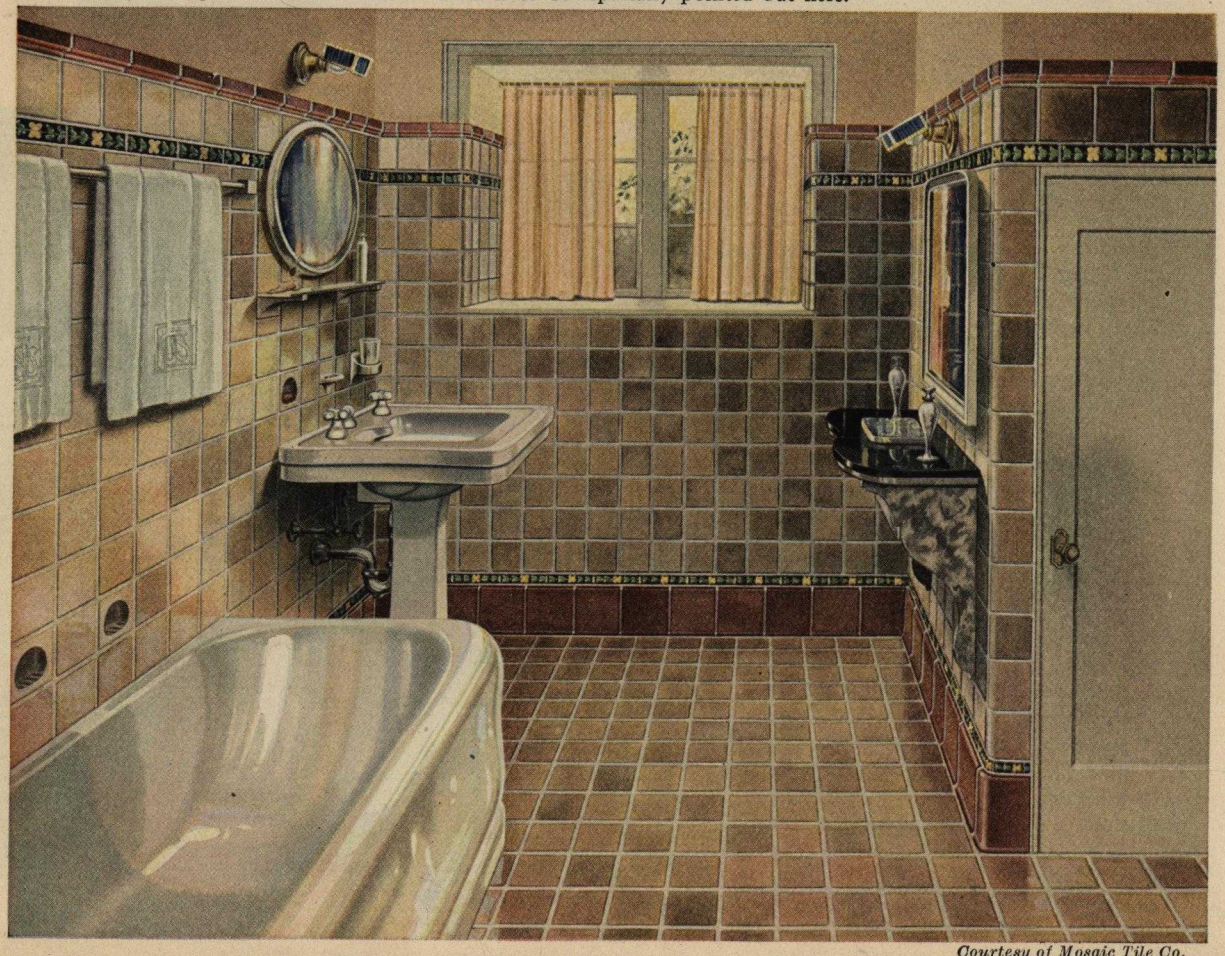
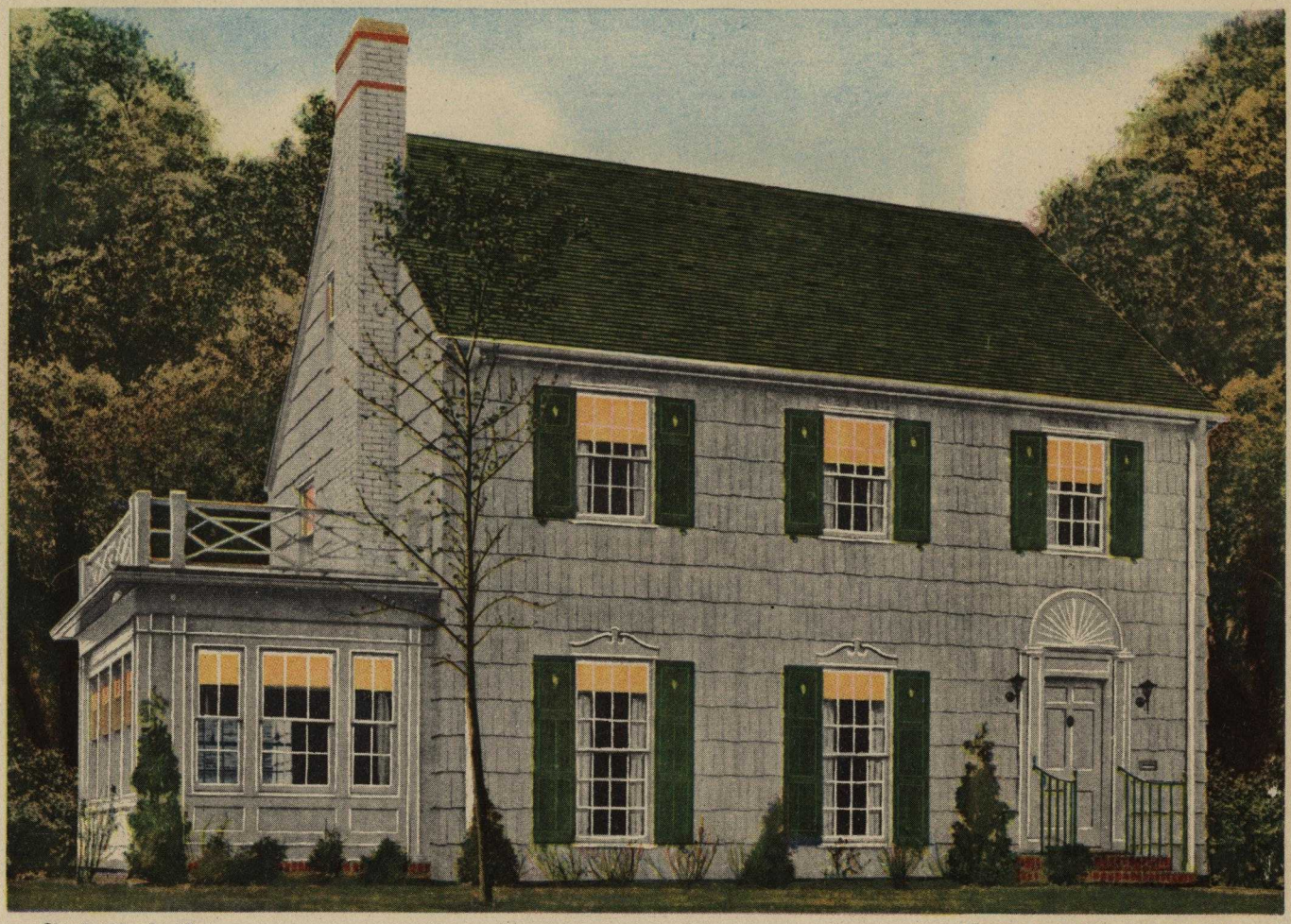


Courtesy of Mosaic Tile Co.

A completely tiled kitchen, as pictured above, insures the utmost in cleanliness and pleasantness for the housewife. The handy arrangement of the different units is to be especially pointed out here.



Courtesy of Mosaic Tile Co.

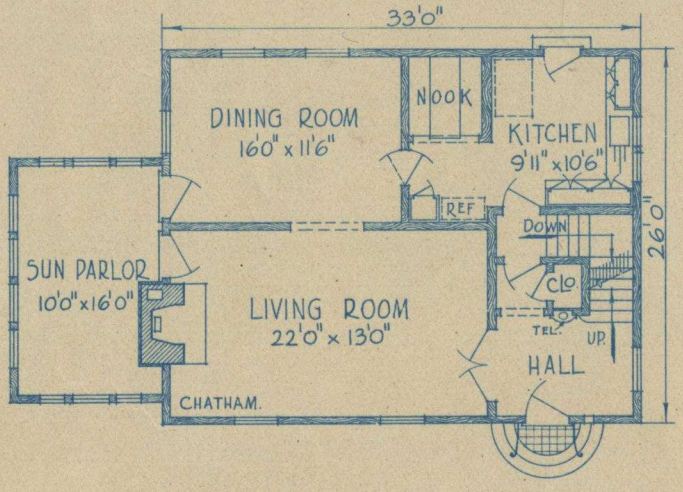


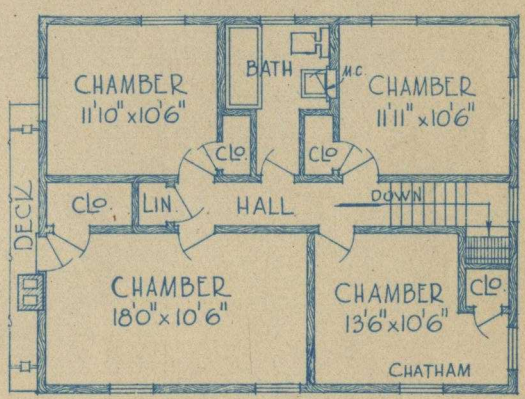
Size 33'0" x 26 0"

7 Rooms, Bath, Nook and Sun Parlor

The CHATHAM

A SUPERB example of the New England Colonial style of architecture retaining all the charm of this superb style. Seven large rooms, bath, nook and sun parlor are included in the floor plans.

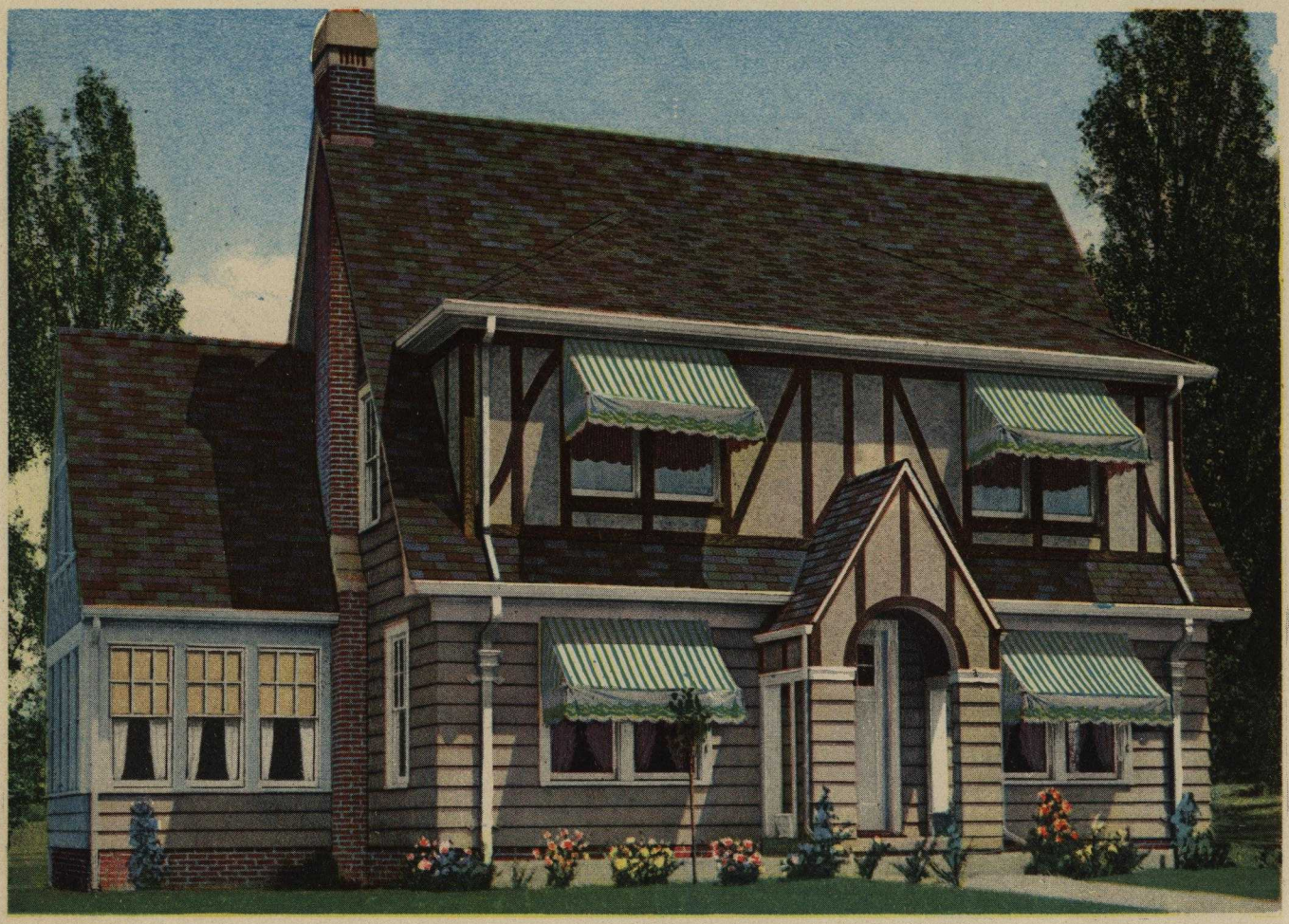




DIMENSIONS

Width over all	45' 6"
Depth over all	31' 0"
Ceiling height, 1st floor	9' 0"
Ceiling height, 2nd floor	8' 6"
Height of Basement	7' 0"

Plans Changed Our service department stands ready to assist you in revising any design shown in this book to meet your requirements.

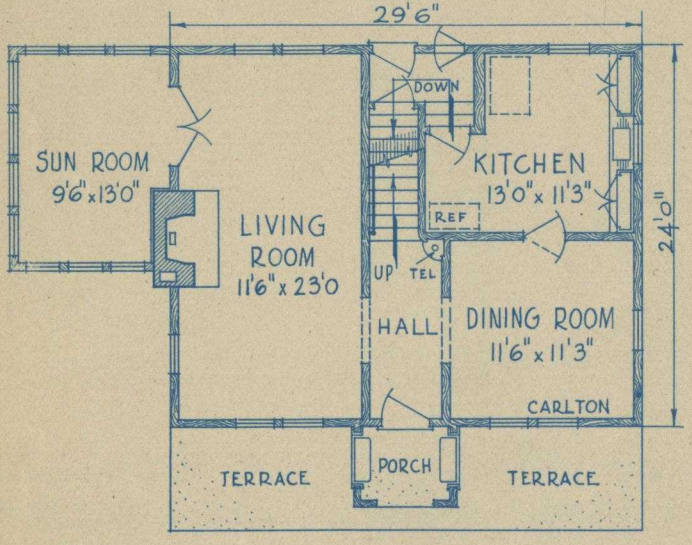


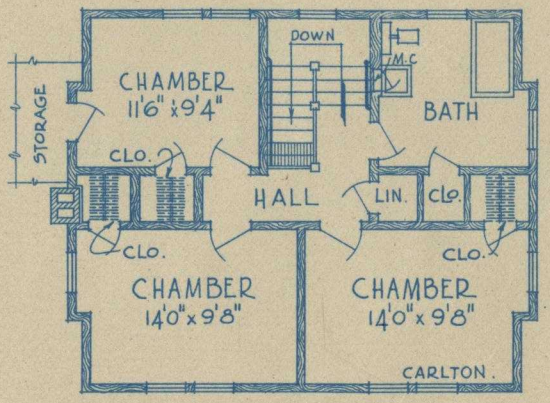
Size 29'6" x 24'0"

6 Rooms, Bath and Sun Roo

The CARLTON

THE blending of color and texture by using various materials give the "Carlton" an appearance all its own. The interior arrangement is very practical and consequently proves highly acceptable to the housewife. Asphalt shingles are used on the roof.

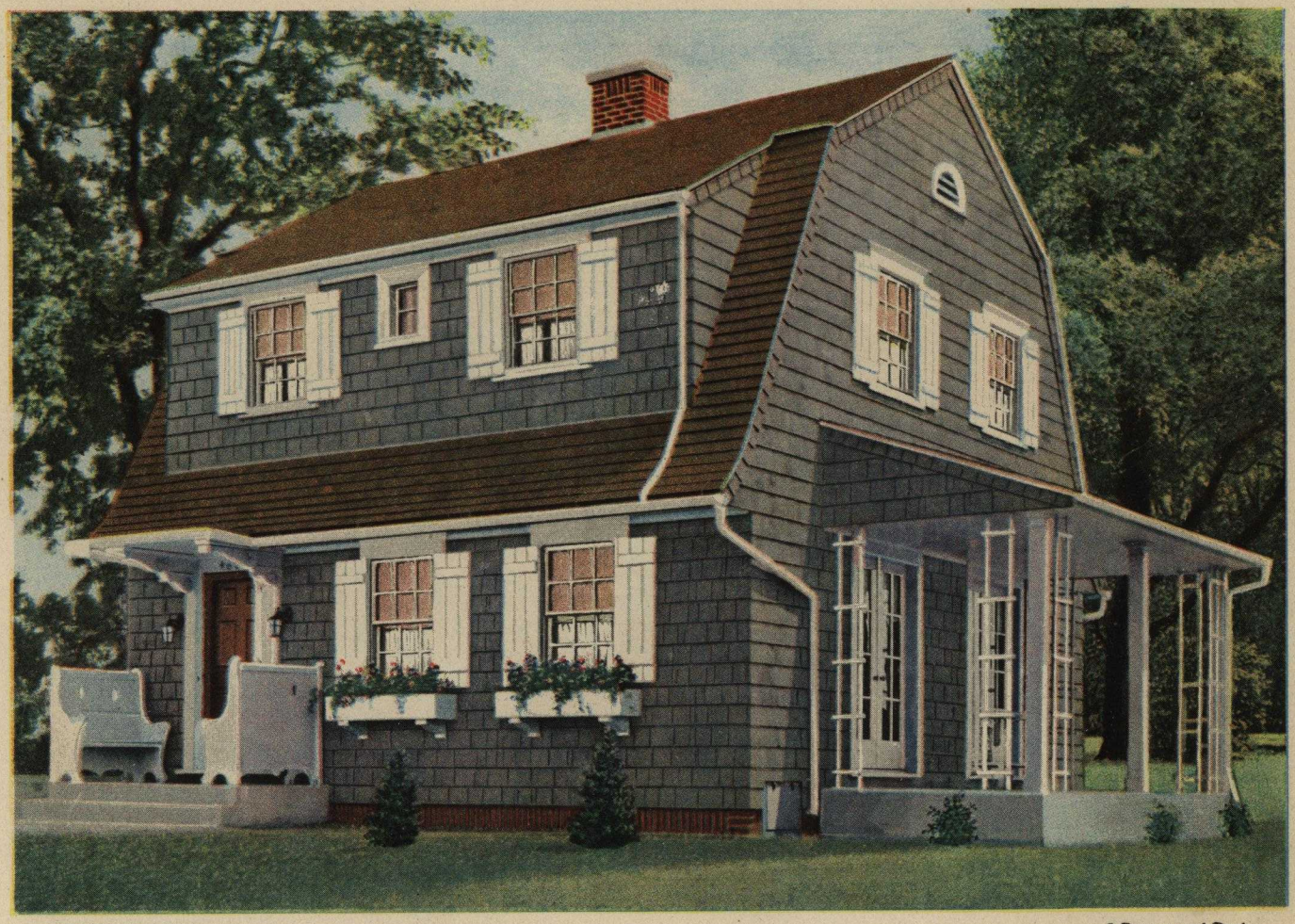




DIMENSIONS

Width over all	42' 0"
Depth over all	32' 0"
Ceiling height. 1st floor	8' 6"
Ceiling height. 2nd floor	8' 0"
Height of basement	7' 0"

Plans Reversed If desired, we can furnish necessary information for reversing the plans to meet your needs.

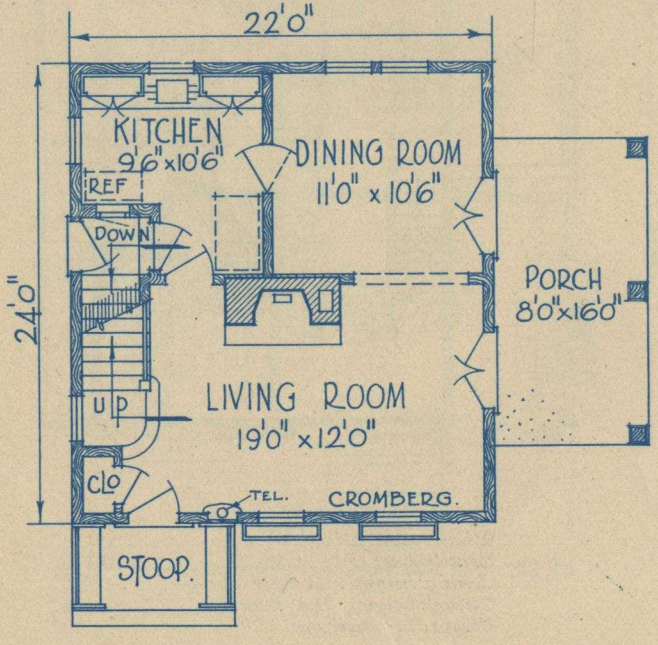


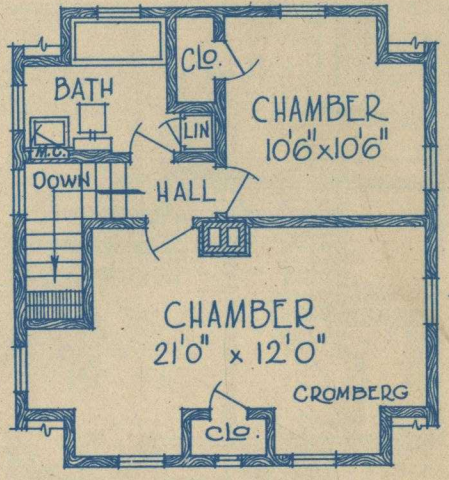
Size 22'0" x 24'0"

5 Rooms and Bath

The CROMBERG

A DUTCH Colonial home redolent with all the comfort and dignity of its style. Telephone cabinet, kitchen cabinet and medicine cabinet are designated in the floor plan.

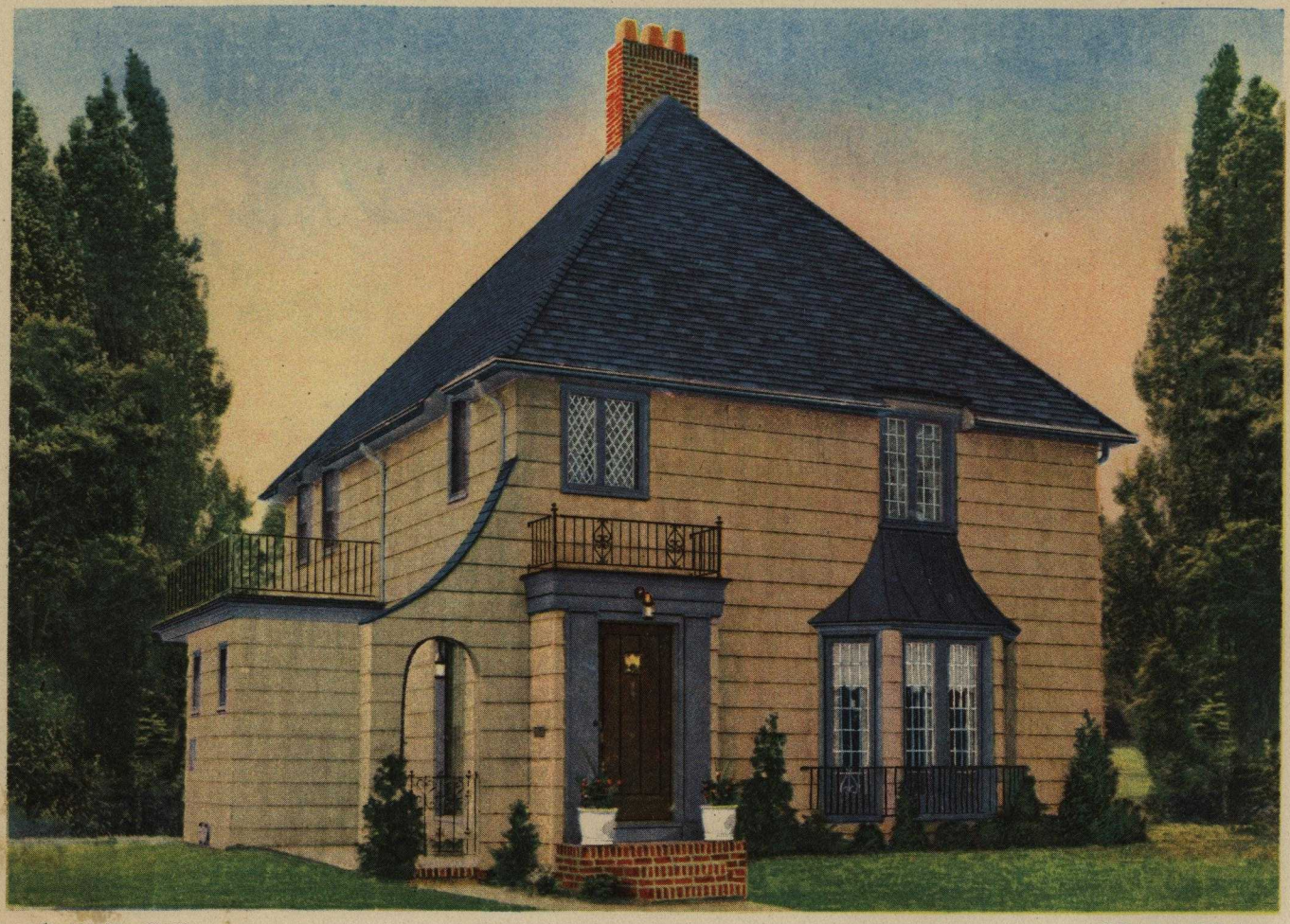




DIMENSIONS

Width over all	32' 0"
Depth over all	31' 6"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Homes for Corner Lot Consult us regarding any plan which you may select and we will show you how it can be made suitable for a corner lot.

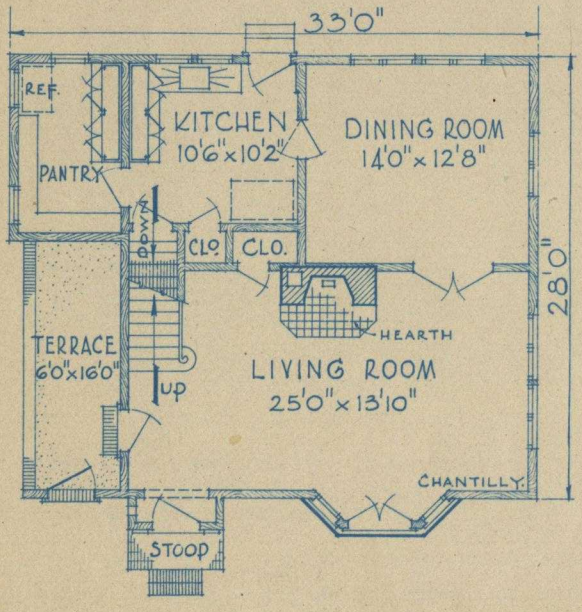


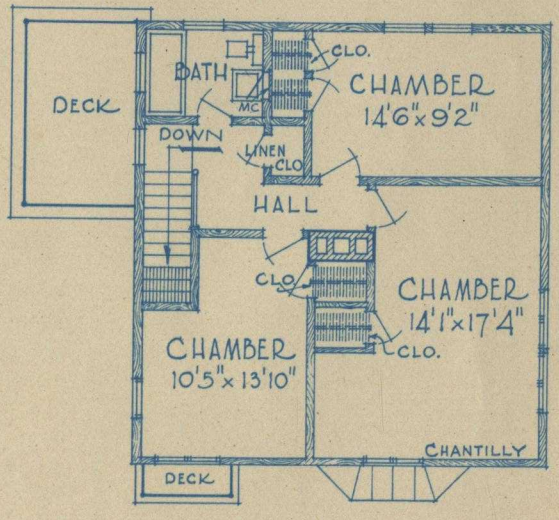
Size 33'0" x 28'0"

6 Rooms and Bath

The CHANTILLY

OF RARE beauty, this house shows that French architecture can be adapted to American home requirements.

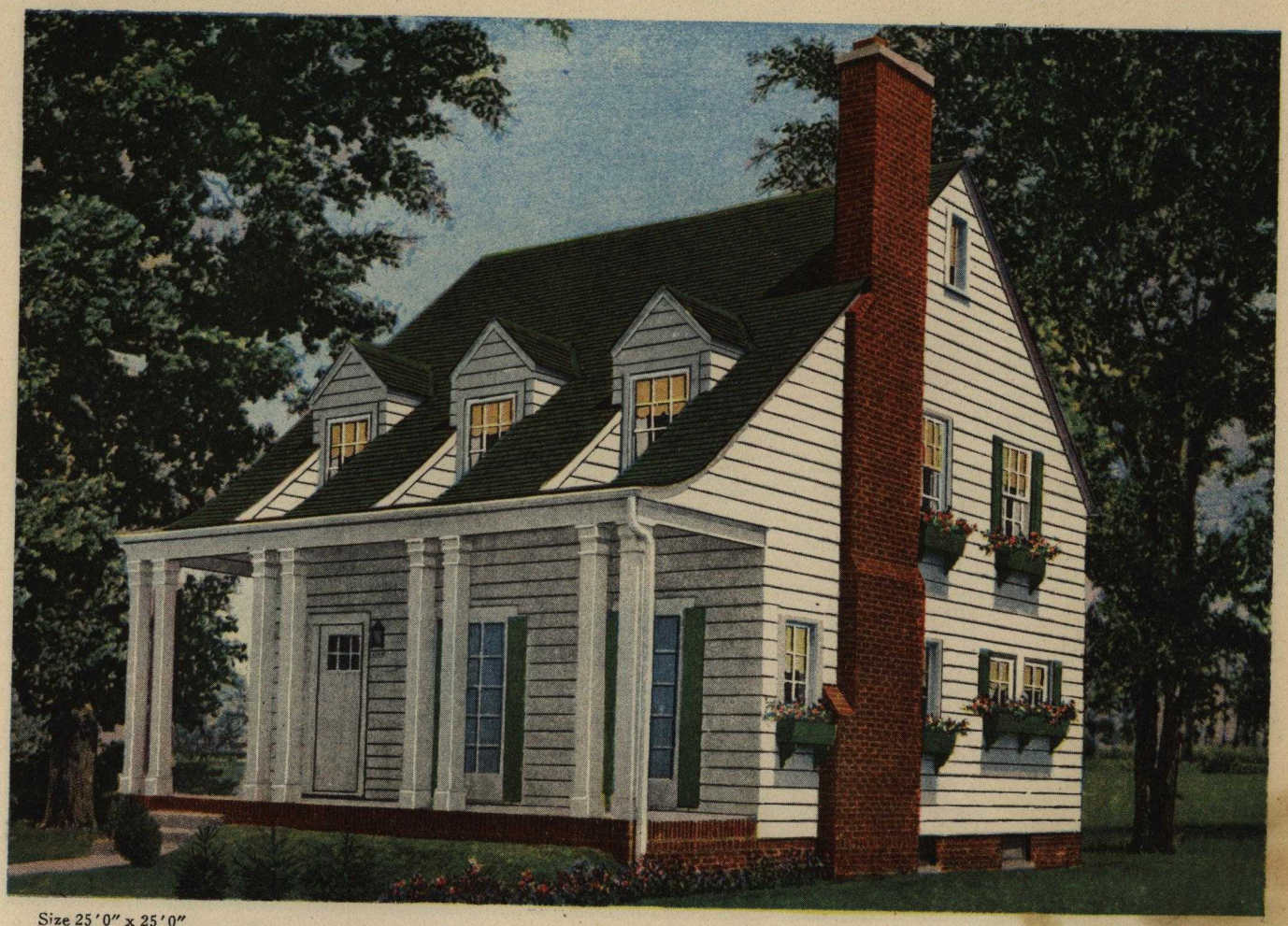




DIMENSIONS

Width over all	35' 6"
Depth over all	36' 0"
Ceiling height, 1st floor	9' 0"
Ceiling height, 2nd floor	8' 6"
Height of basement	7' 0"

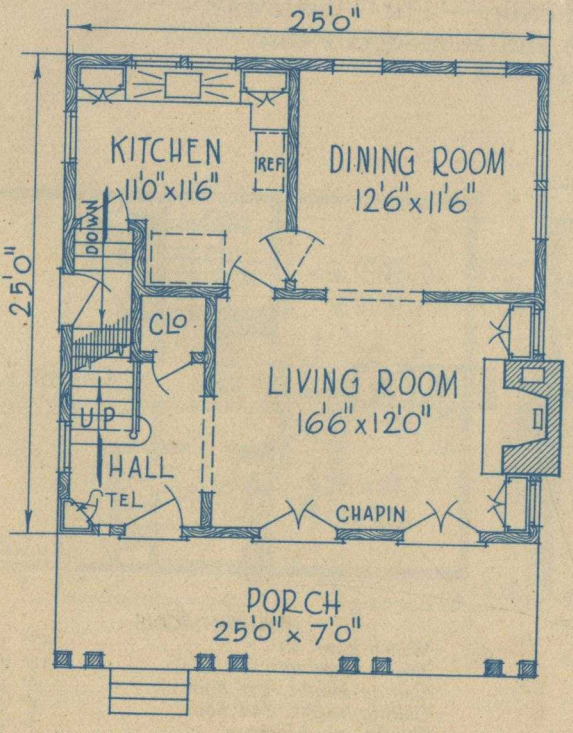
Insulation The nominal sum spent for insulation when the new home is under construction will be returned many times over in the saving of fuel and the comfort which an insulated house insures.

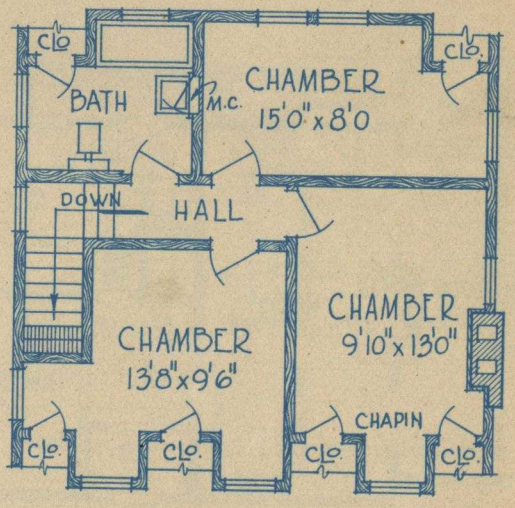


Size 25'0" x 25'0"

The CHAPIN

6 Rooms and Bath

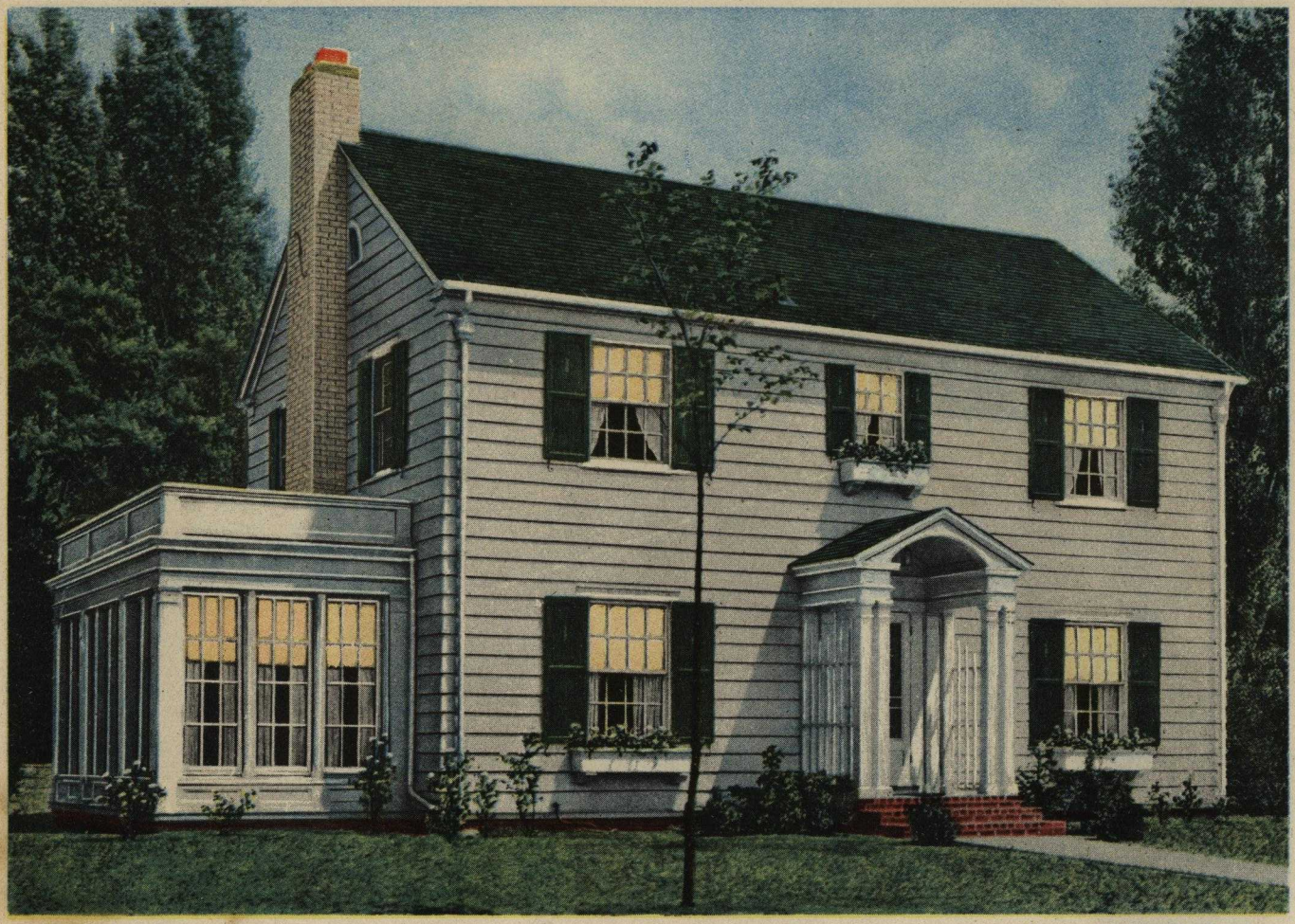




DIMENSIONS

Width over all	26' 6"
Depth over all	34' 6"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Stained Shingles Are desirable because they will last as long as the home. Any number of color schemes for side walls and roofs are made possible through their use.

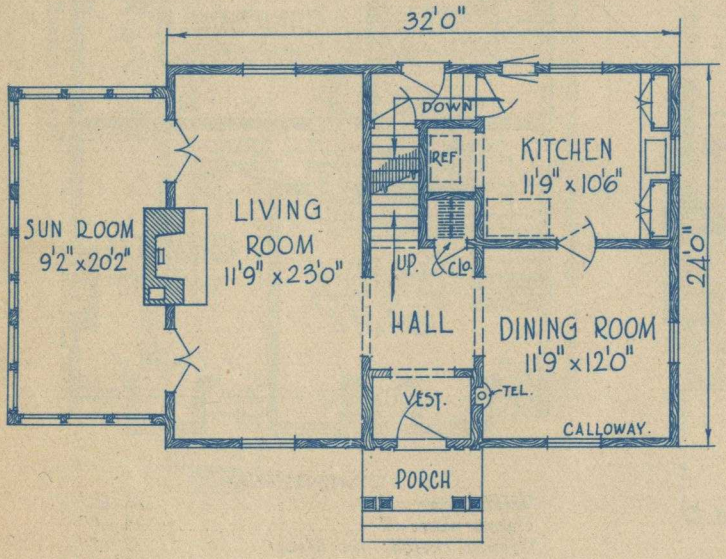


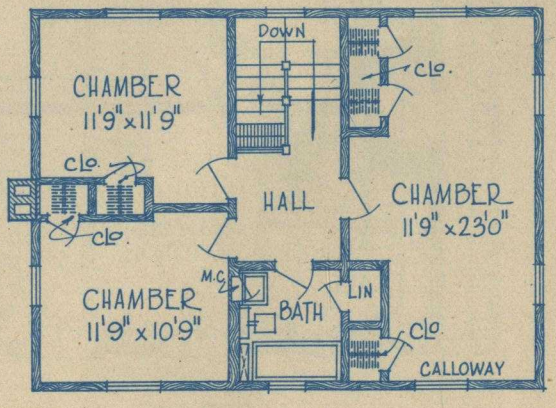
Size 32'0" x 24'0"

6 Rooms, Bath and Sun Room

The CALLOWAY

THE average man in seeking a home, wants living comfort and an appealing exterior. The "Calloway," pictured above, offers both and at moderate cost.





DIMENSIONS

Width over all	42' 6"
Depth over all	30' 6"
Ceiling height, 1st floor	9' 0"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

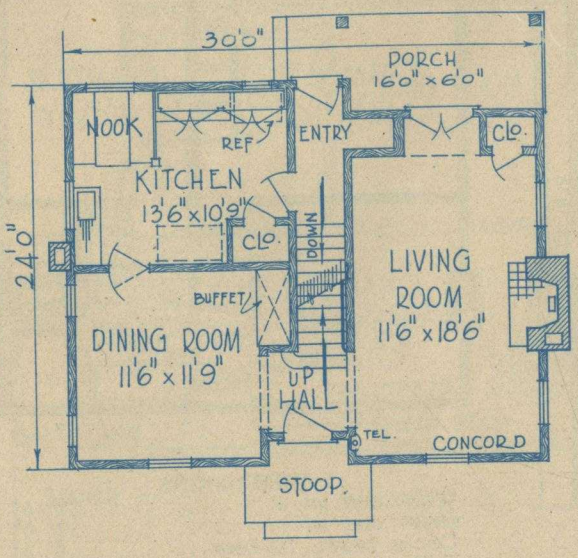
Sun Parlor Every home should have a sun parlor where space permits. The cost of adding a sun parlor to your home will more than be repaid in the comfort and cheerfulness which it gives.

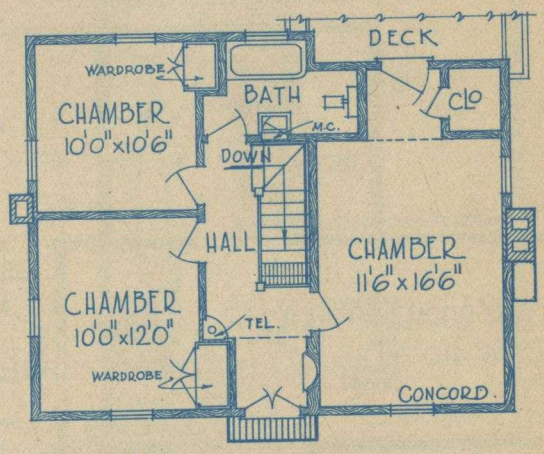
Size 30'0" x 24'0"

6 Rooms, Bath and Nook

The CONCORD

SHOWING the exceeding impressiveness of the New England Colonial style, this home combines features of an imposing exterior and an exceedingly livable interior. And all at a surprisingly low cost.

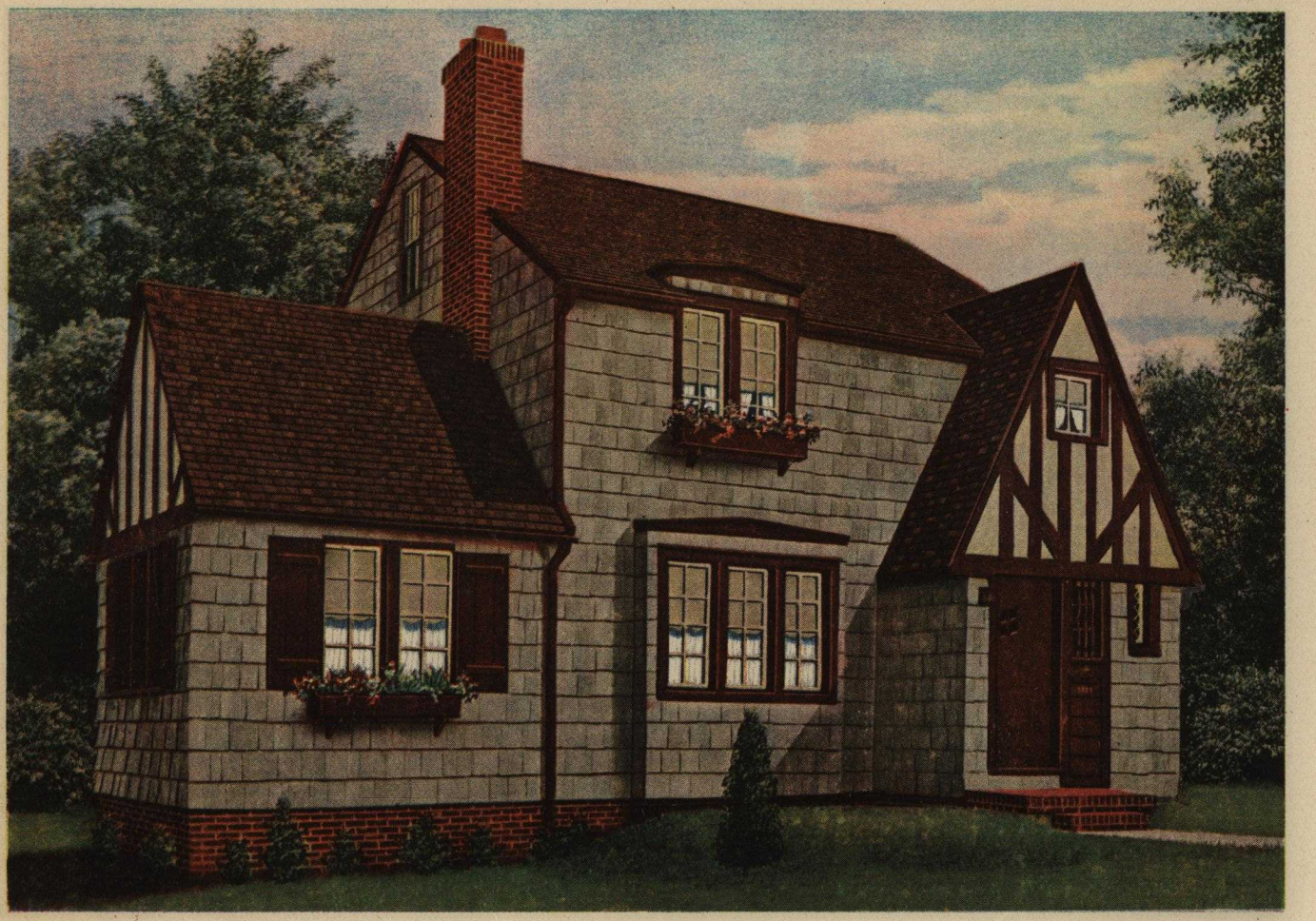




DIMENSIONS

Width over all	33′ 6″
Depth over all	34′ 0″
Ceiling height, 1st floor	8′ 6″
Ceiling height, 2nd floor	8′ 0″
Height of basement	7′ 0″

A Sleeping Porch Is useful not only as a healthful fresh air sleeping room but as a spare bedroom, when needed.

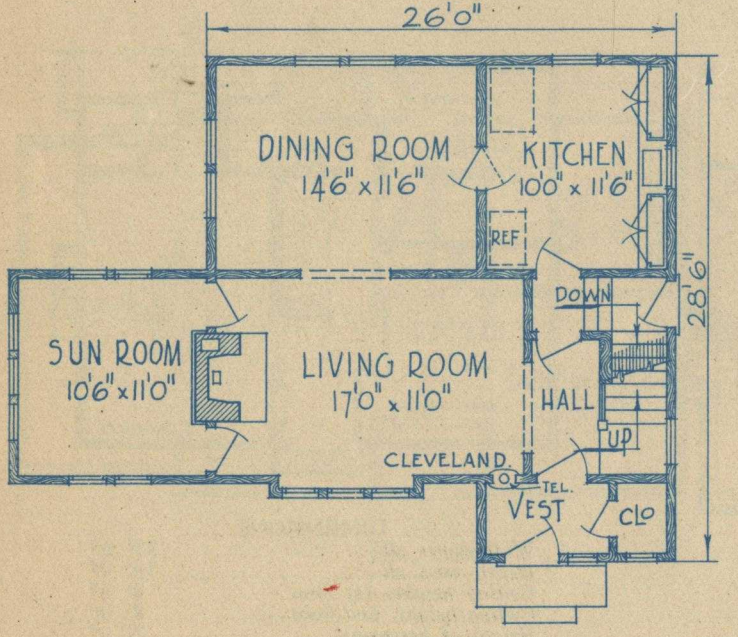


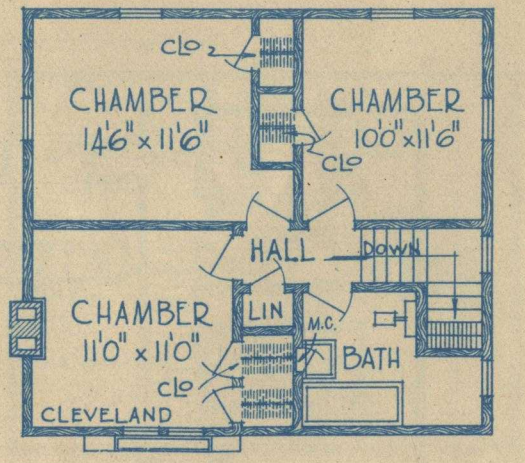
Size 26'0" x 28'6"

6 Rooms, Bath and Sun Room

The CLEVELAND

MANY shades of brown makes the "Cleveland" a home of color and beauty. The half-timbered effect is particularly appropriate for the entry-way. Vari-colored wood shingles are used on the roof.

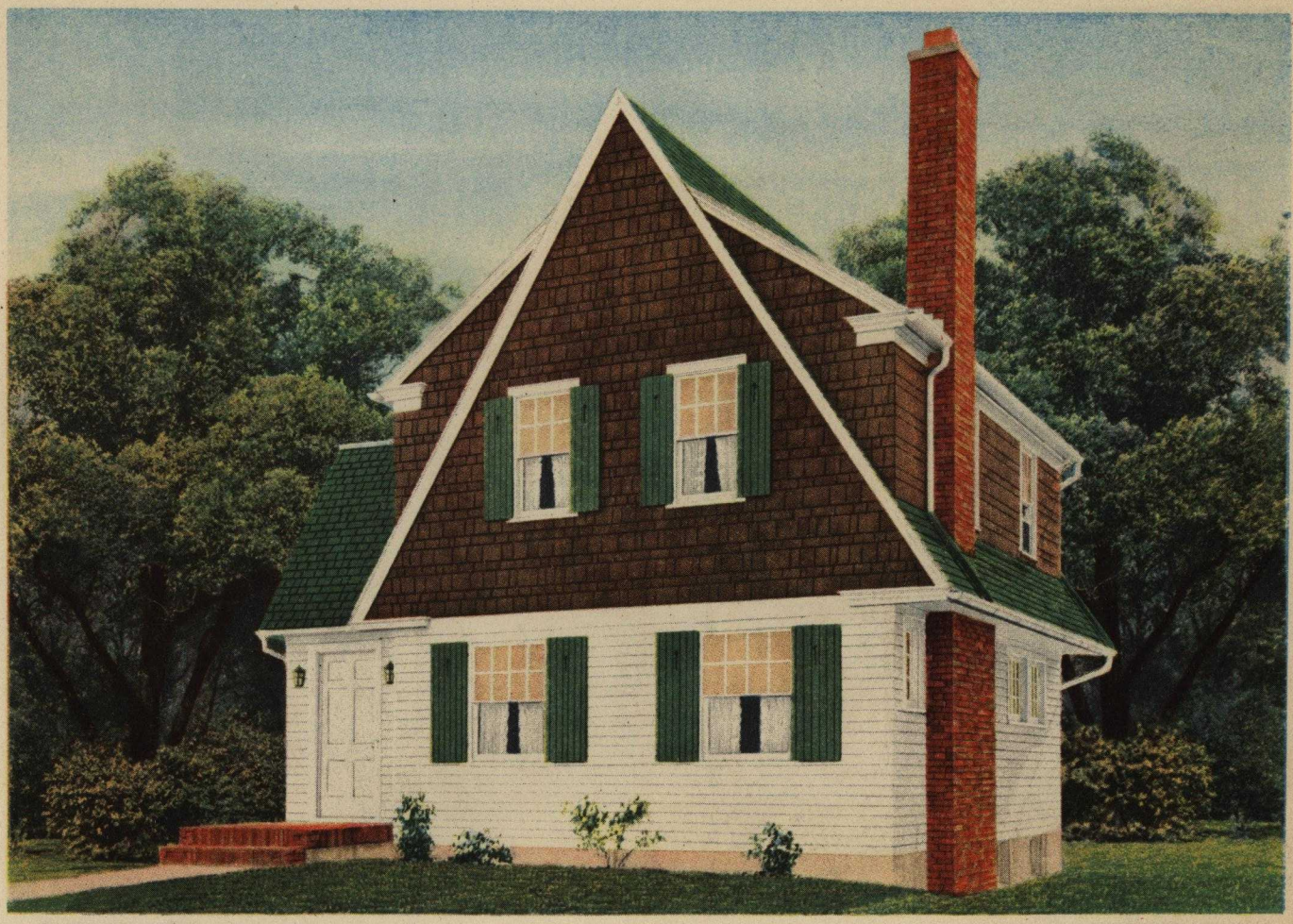




DIMENSIONS

Width over all	39' 0"
Depth over all	32' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

The Garage Should be made to match the home; to preserve the architectural harmony of the premises. This will cost no more than otherwise.

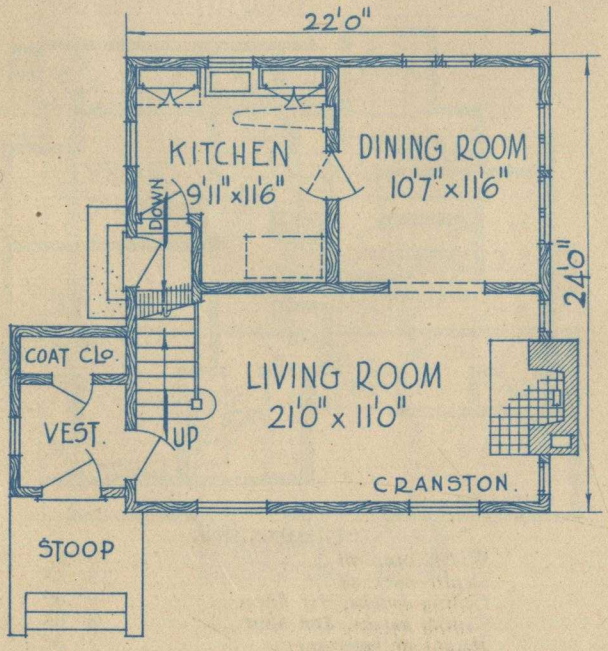


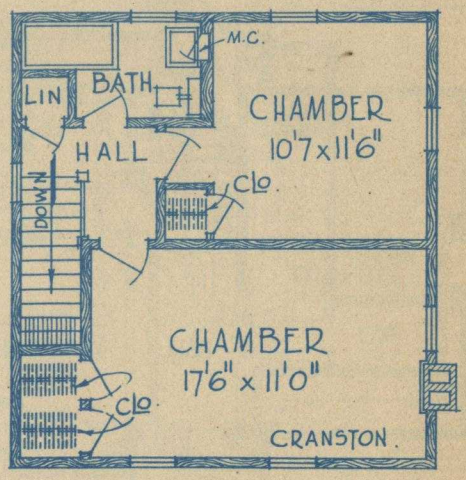
Size 22'0" x 24'0"

5 Rooms and Bath

The CRANSTON

THE siding, shingles and brick chimney combine to make this a most interesting home. Its practicality will soon be noticed when studying the floor plan.





DIMENSIONS

Width over all	32' 0"
Depth over all	30' 9"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

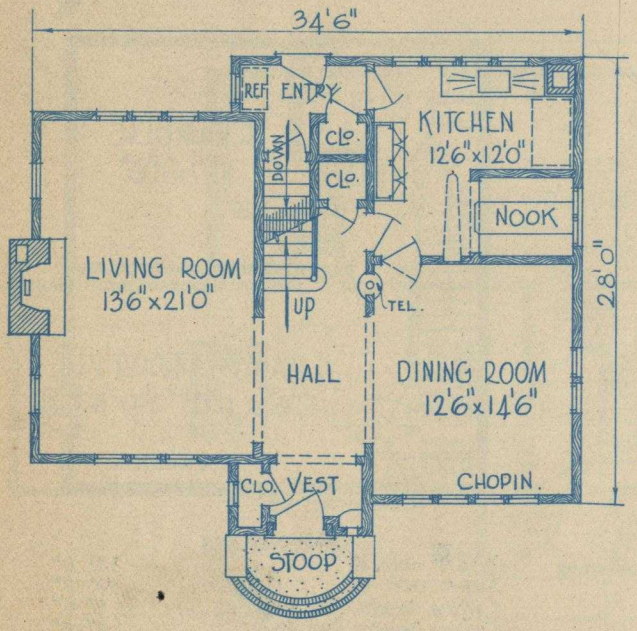
Prompt Delivery Is essential to the satisfactory progress and completion of the building. Our quick service insures against delay.

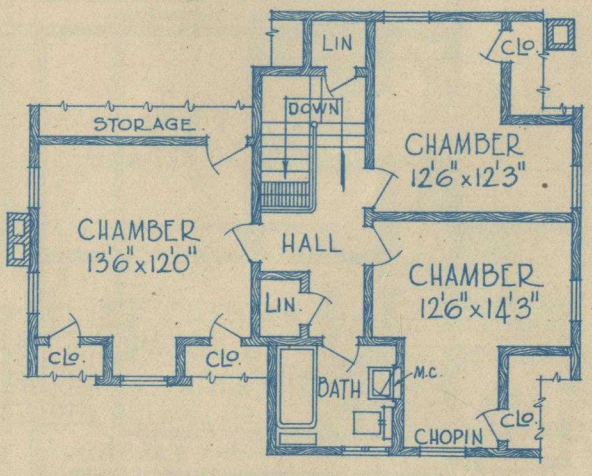
Size 34'6" x 28'0"

6 Rooms, Bath and Nook

The CHOPIN

THE thatched roof again shows its particular adaptability to English style of architecture. The half-timbered effect in the gables and entrance are but further evidences of its English ancestry.

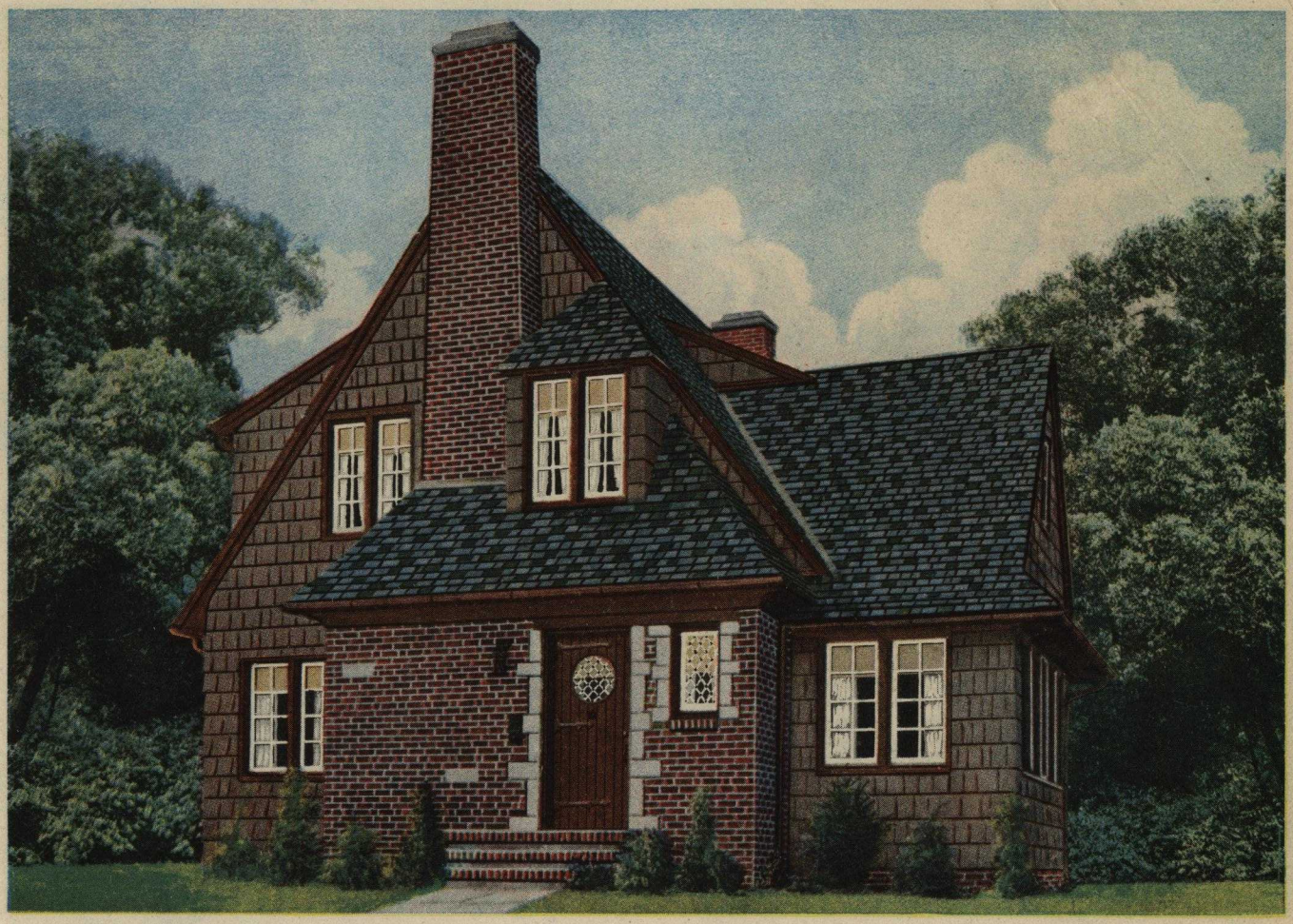




DIMENSIONS

Width over all	38' 6"
Depth over all	37' 6"
Ceiling height, 1st floor	9' 0"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Everything in Service We give you the benefit of a complete service that will co-operate with you in solving your home building problems. Our service produces satisfied home owners.

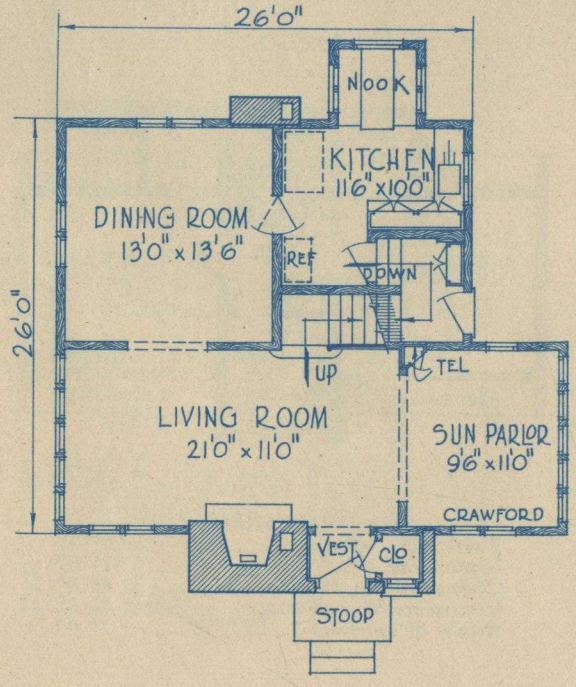


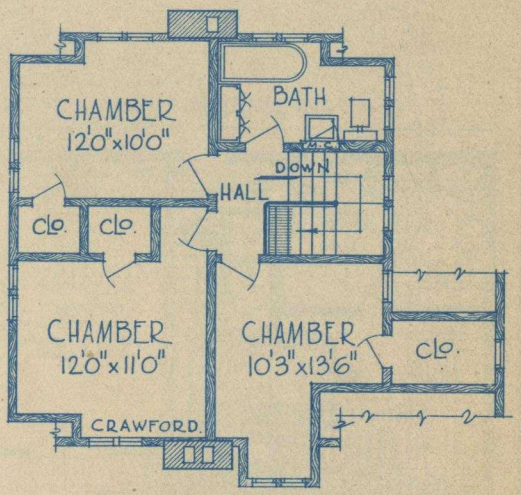
Size 26'0" x 26'0"

6 Rooms, Bath and Sun Parlor

The CRAWFORD

ALL features, so interesting in modern English design seems to be found in this home. Intriguing roof lines, massive chimney and varied effects in color and texture can be seen in the above picture.

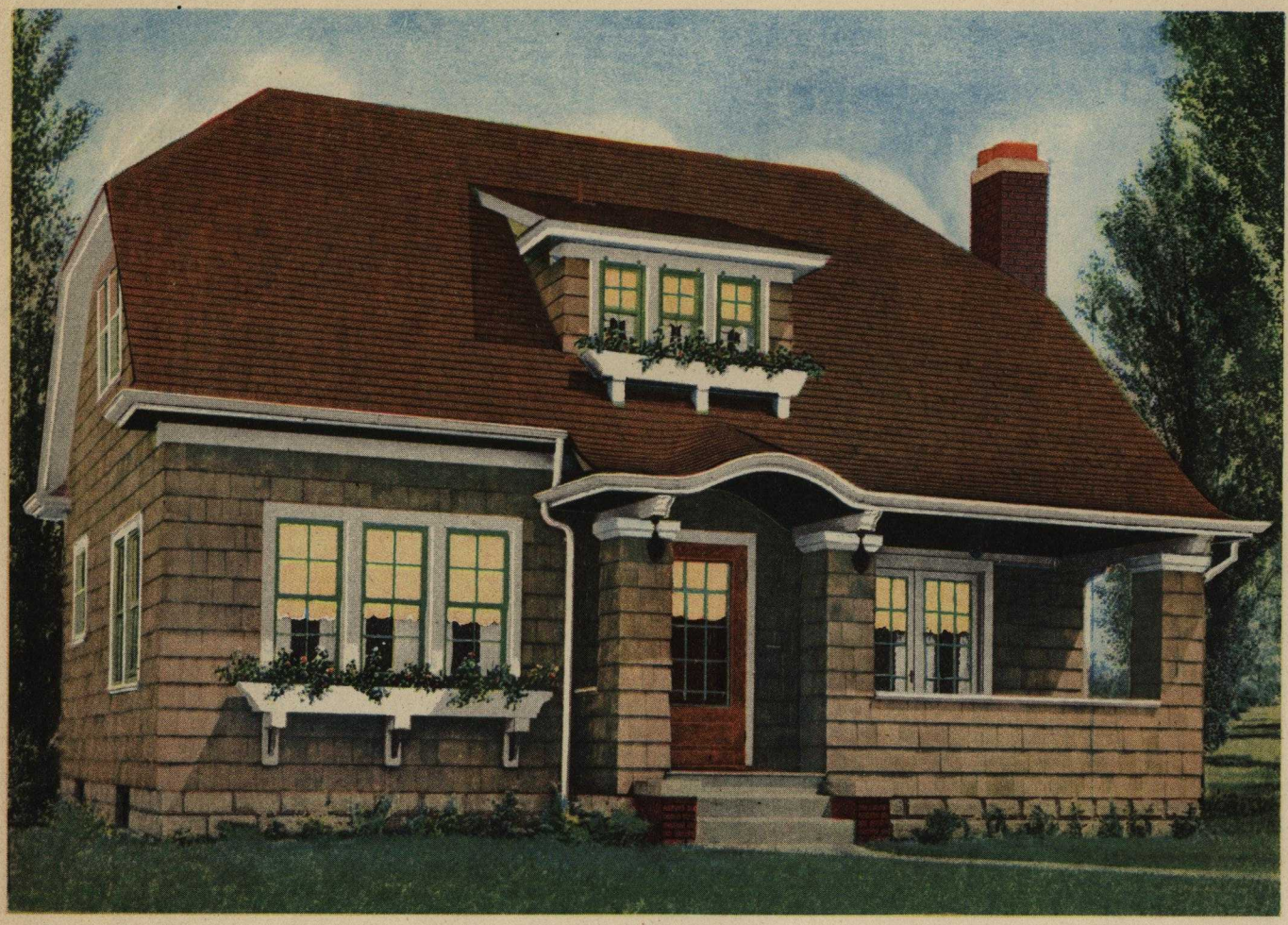




DIMENSIONS

Width over all	36' 0"
Depth over all	41' 0"
Ceiling height, 1st floor	9' 0"
Ceiling height, 2nd floor	8' 6"
Height of basement	7' 0"

Ask Us Due to our knowledge and experience we are in position to give you dependable advice and practical building information. Do not hesitate to consult us.

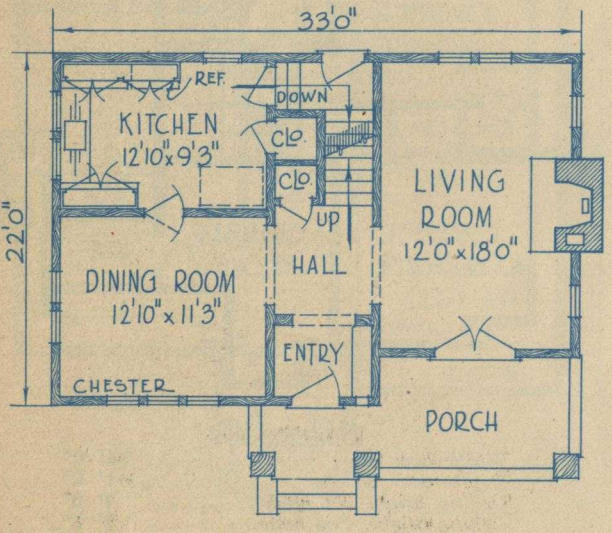


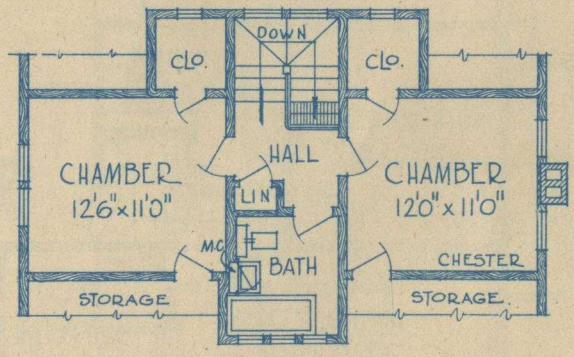
Size 33'0" x 22'0"

5 Rooms and Bath

The CHESTER

A MOST interesting story and a half home done in grayish brown shingling. Built-in mail box, kitchen cabinet and medicine cabinet are designated in the floor plan.

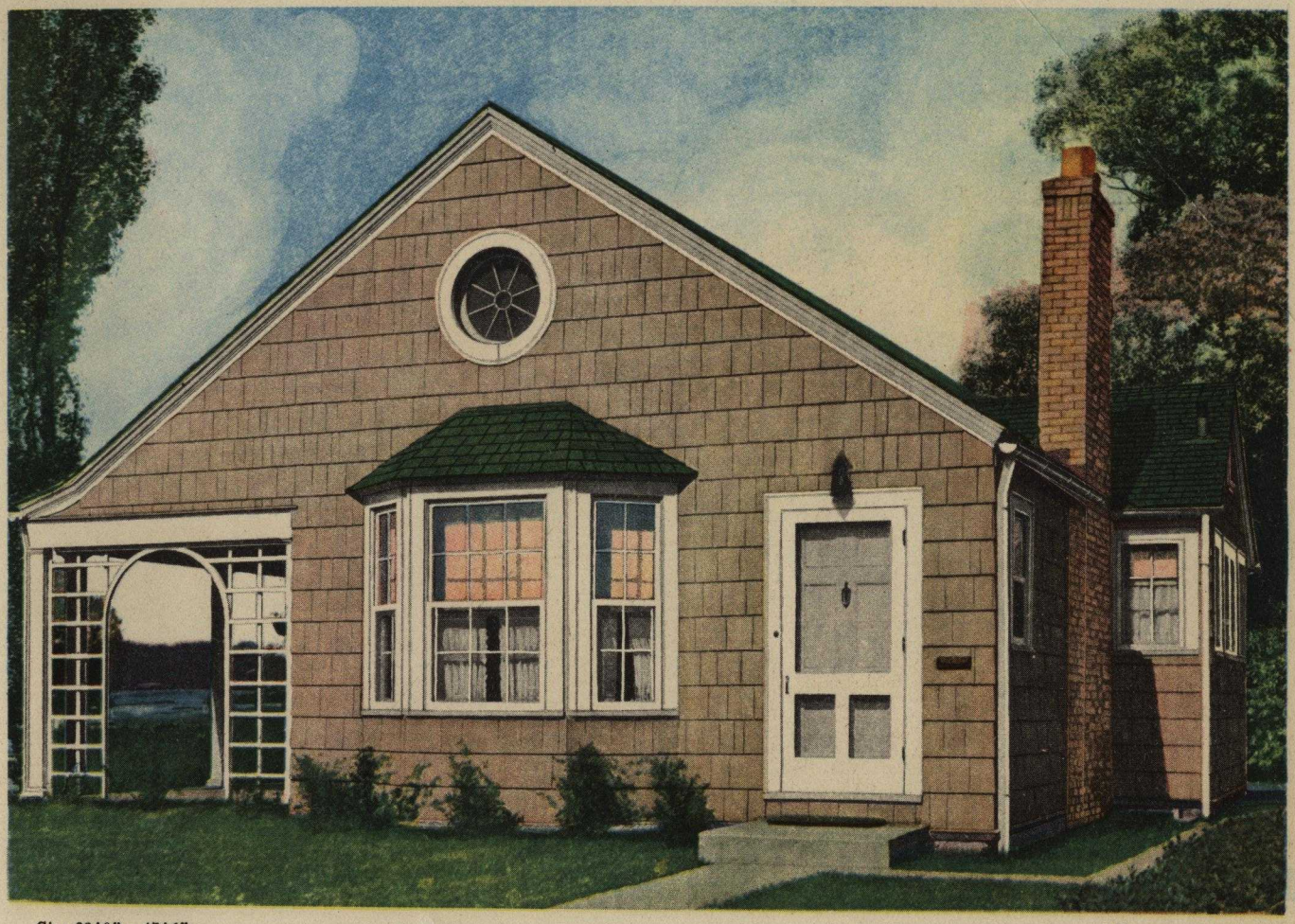




DIMENSIONS

Width over all	36' 0"
Depth over all	31' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

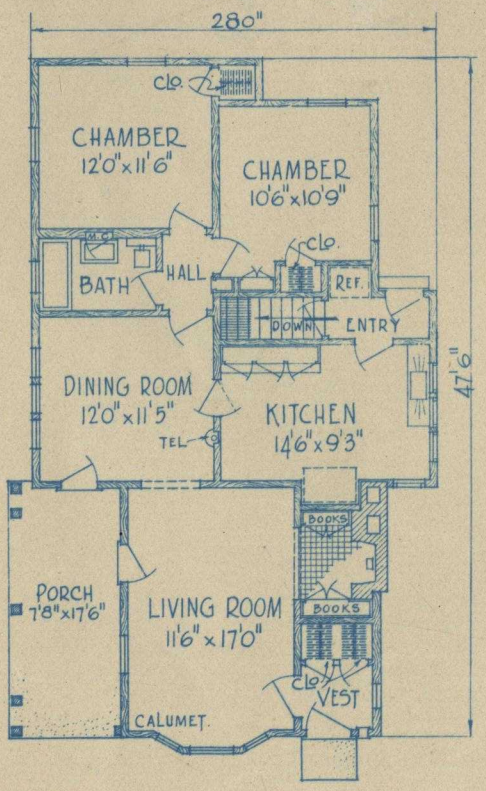
Hundreds of More Homes If you do not find a home in this book to meet your needs, tell us, for we have hundreds of other modern home designs to show you.



Size 28'0" x 47'6"

5 Rooms and Bath

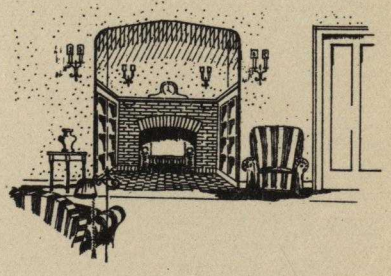
The CALUMET



A BUNGALOW of rare charm. The open porch on the left is an unusual and pleasing arrangement.

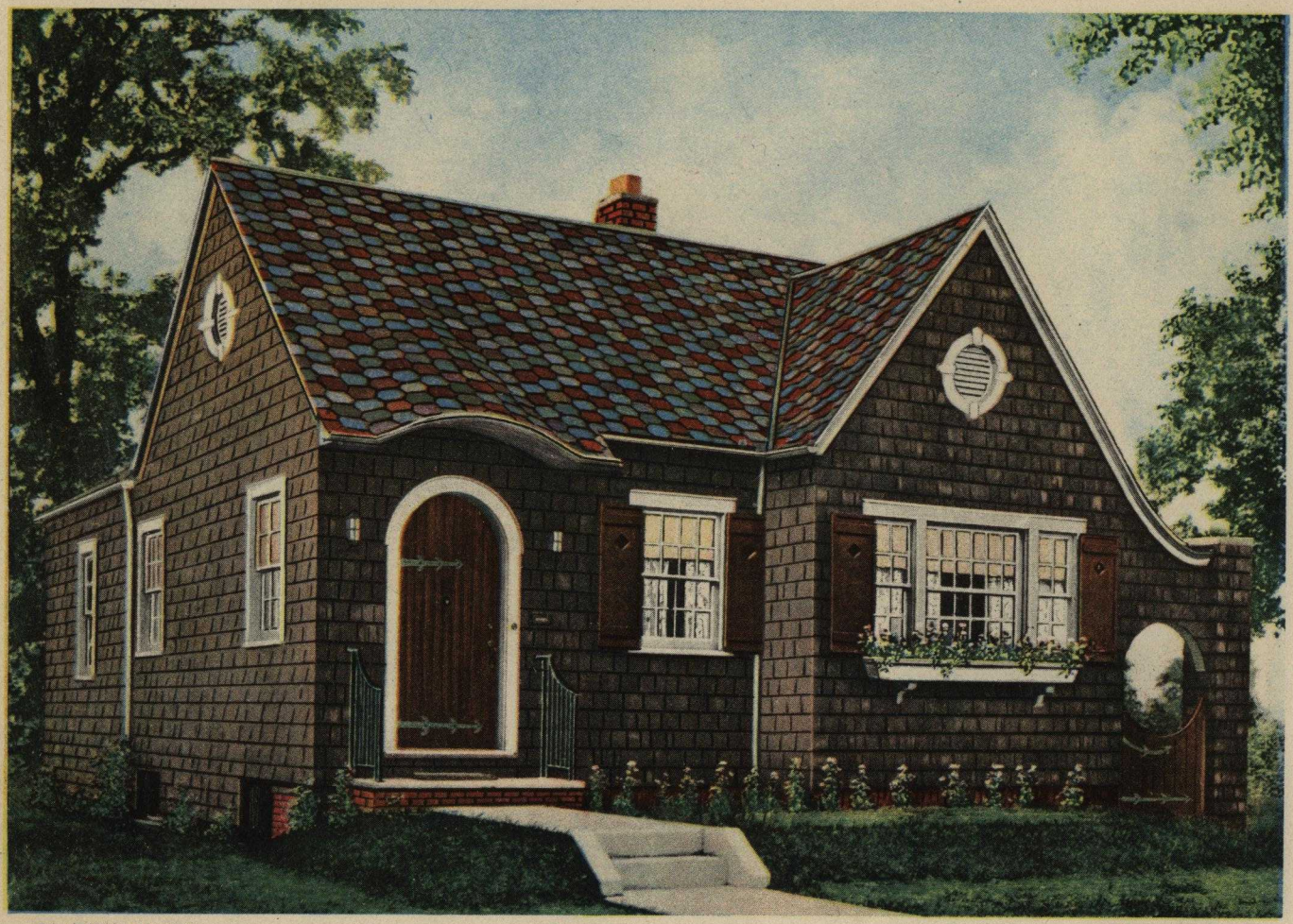
DIMENSIONS

Width over all	31' 6"
Depth over all	51' 0"
Ceilling height	8' 3"
Height of basement	7' 0"



View of Fire Place Nook
From Living Room

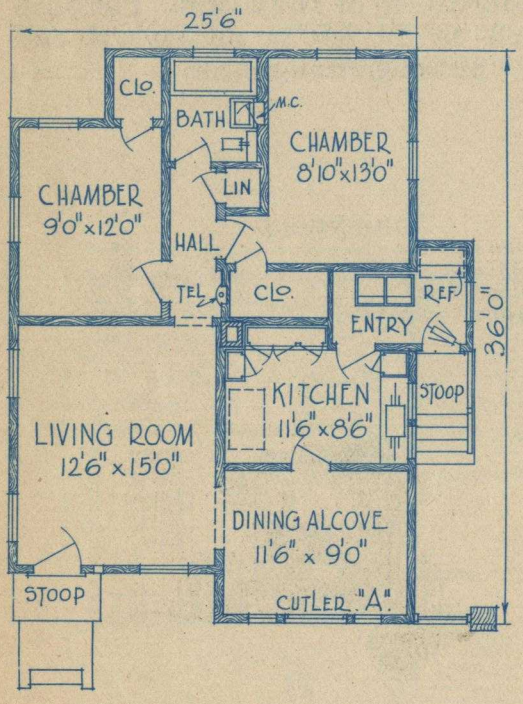
Labor-Saving Equipment Utmost convenience and utility in a small space defines the model home. This can only be obtained through the use of built-in furniture, charming breakfast nooks, dumb waiters, well arranged kitchens and many other conveniences.



Size 25'6" x 36'0"

5 Rooms and Bath

The CUTLER



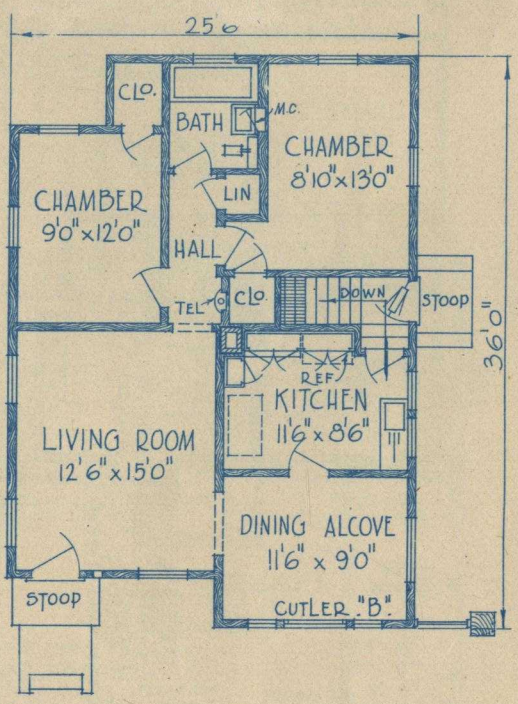
PLAN "A"—WITHOUT BASEMENT

IMPORTANT

When ordering plans of this design, state whether wanted with or without basement.

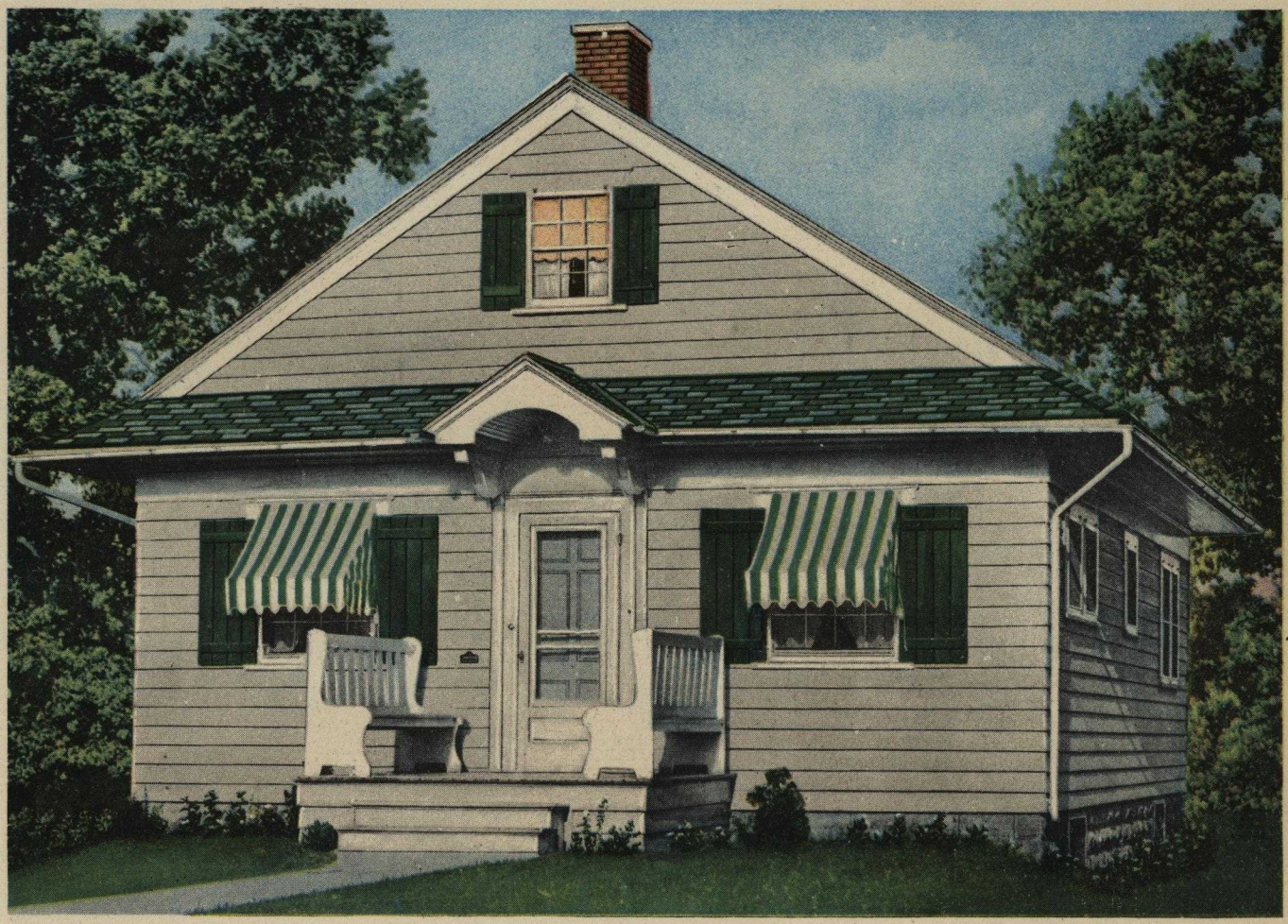
DIMENSIONS

Width over all	32' 0"
Depth over all	40' 9"
Ceiling height	9' 0"
Height of basement — plan "B"	7' 0"



PLAN "B"—WITH BASEMENT

Improved Features Such as delivery receptacles, telephone cabinets, built-in mail boxes, bathroom wall heaters, kitchen ventilators, laundry dryers and other up-to-date equipment can be economically installed in your new home.

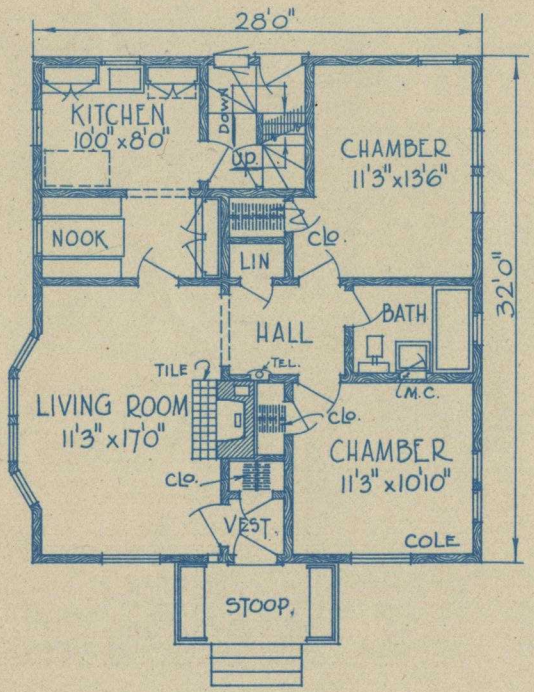


Size 28'0" x 32'0"

4 Rooms, Bath and Dining Nook

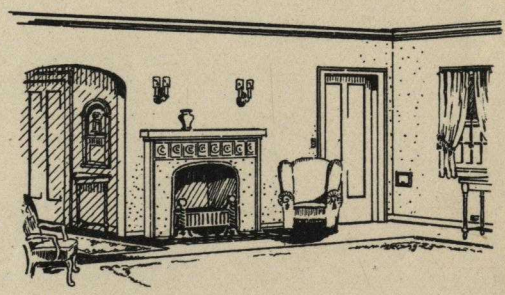
The COLE

THE "Cole" is a neat little house and of individual appearance. All modern conveniences such as Built-in mail box, adjustable closet fixtures, telephone cabinet, kitchen cabinet, medicine cabinet and delivery receptacle are shown.



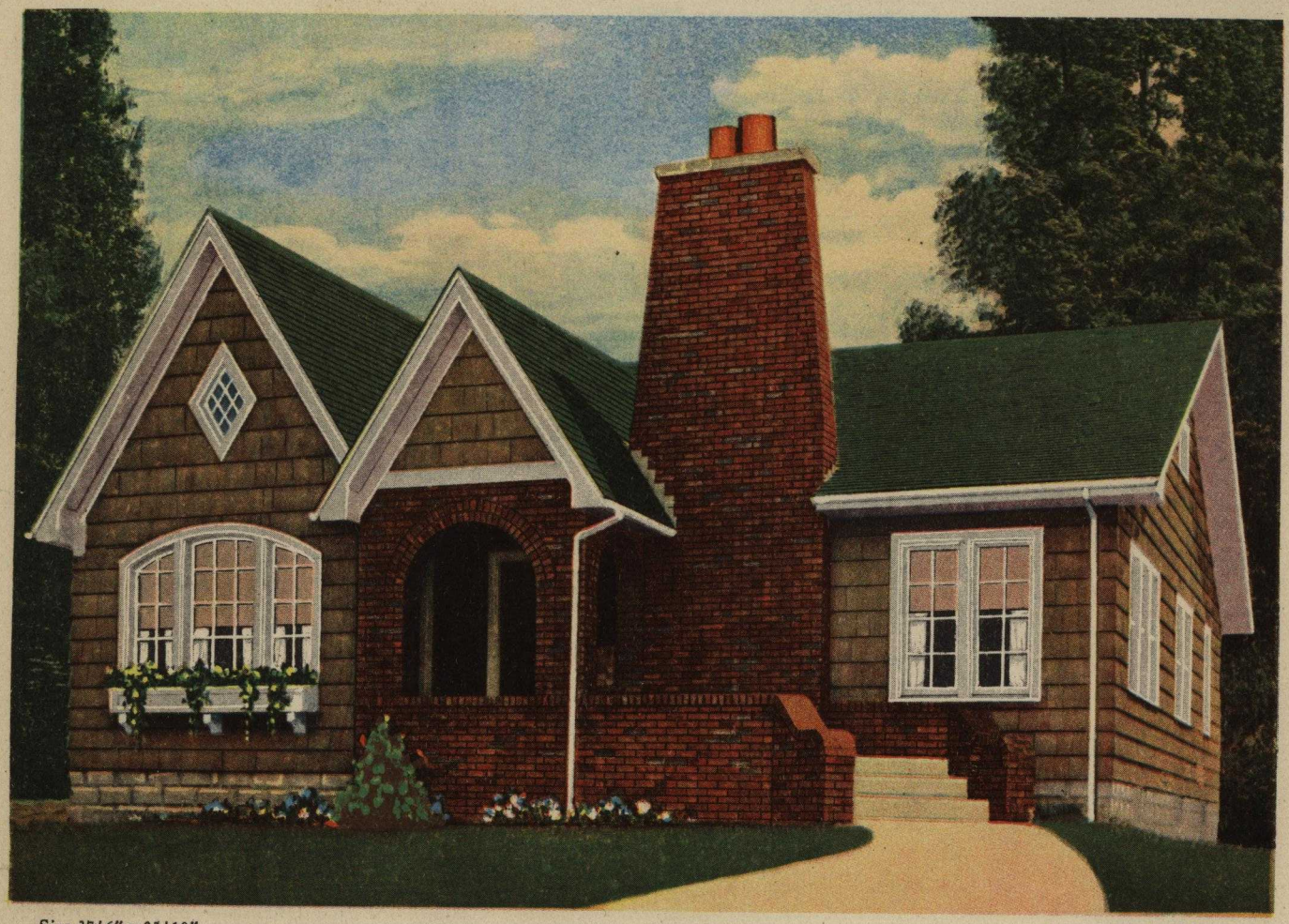
DIMENSIONS

Width over all	33' 0"
Depth over all	43' 0"
Ceiling height	8' 6"
Height of Basement	7' 0"



INTERIOR VIEW OF LIVING ROOM

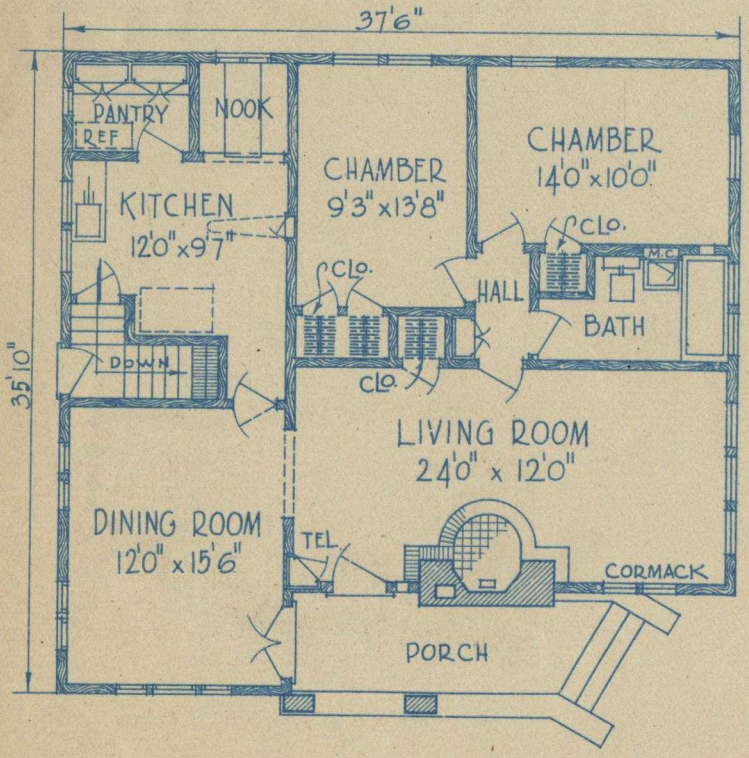
Save Space A home builder in moderate circumstances can save considerable space and money by the use of disappearing beds, disappearing stairways, space saving closet fixtures, built-in ironing boards and many other space saving features.



Size 37'6" x 35'10"

5 Rooms, Bath and Nook

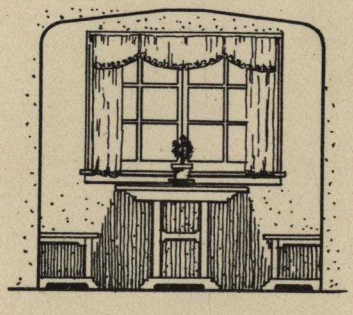
The CORMACK



A PLEASING combination of color and texture is achieved through the use of shingle walls, brick entrance and different color shingled roof.

DIMENSIONS

Width over all	40' 6"
Depth over all	40' 6"
Ceiling height	8' 6"
Height of basement	7' 0"

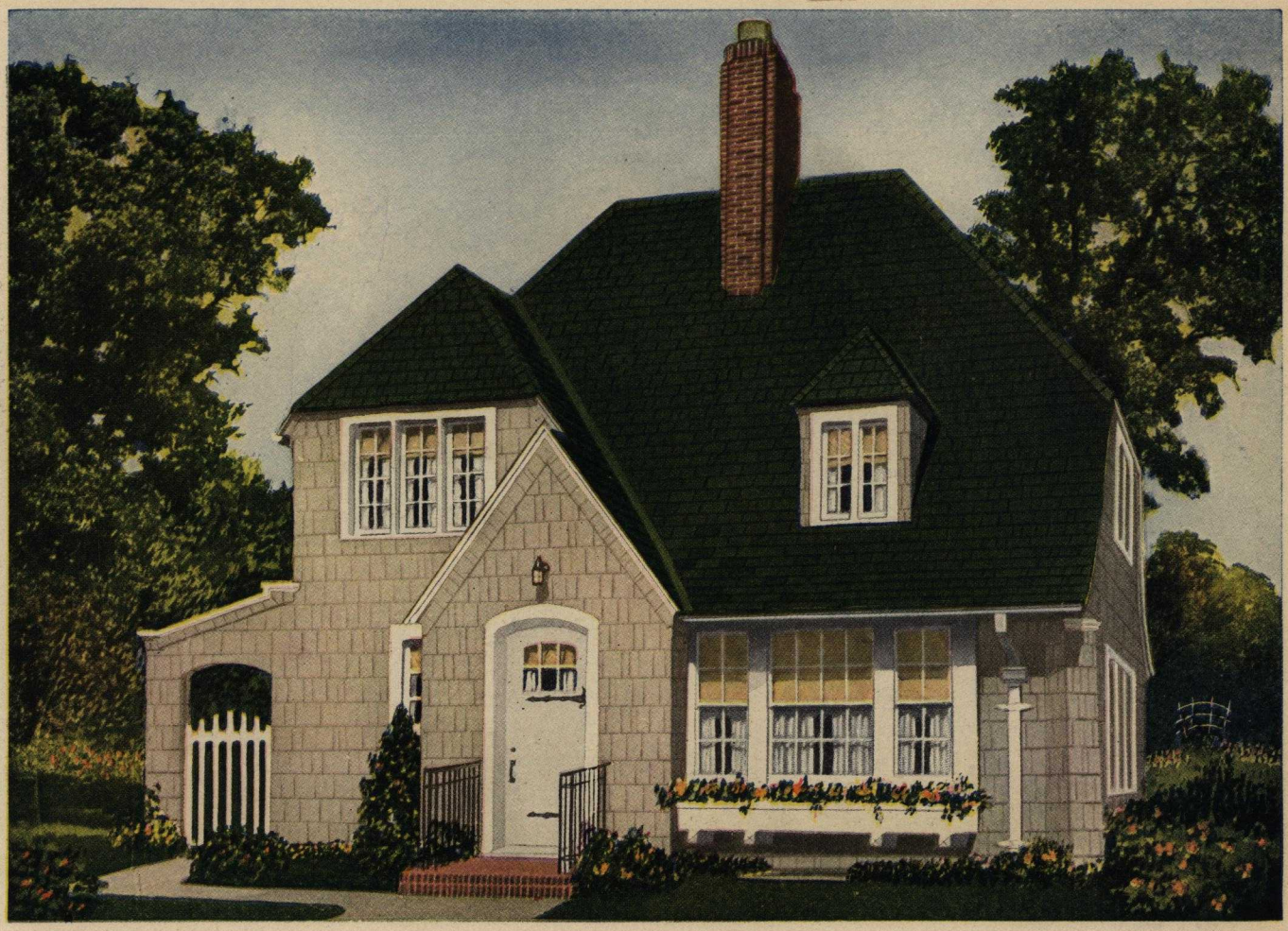


VIEW OF BREAKFAST NOOK

Complete Satisfaction By our prompt service and square dealing methods we change the dread and worry of building a home into an experience of pleasure and satisfaction.

Page 33 missing in original

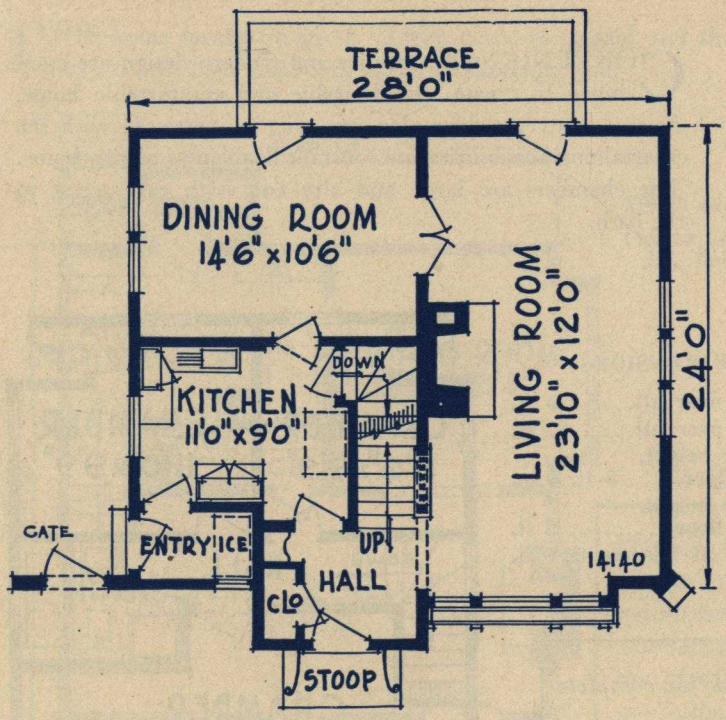
Page 34 missing in original



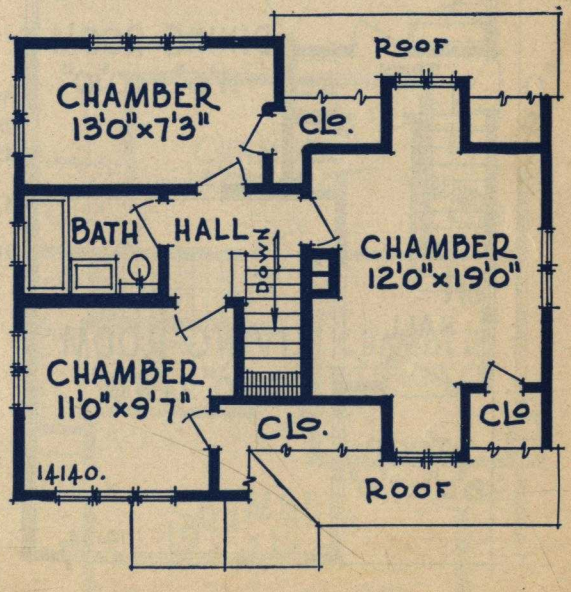
Size 28' 0"x24' 0"

Design 14140-B

6 Rooms and Bath



OF UNIQUE beauty this home satisfies the discriminating home-seeker. Not only does it fascinate instantly but you stay fascinated. Naturally such a home will be a constant joy, both in the pride of possession and in the perpetual environment of beauty you will be in. Six large rooms and bath so there is comfort for all.



DIMENSIONS

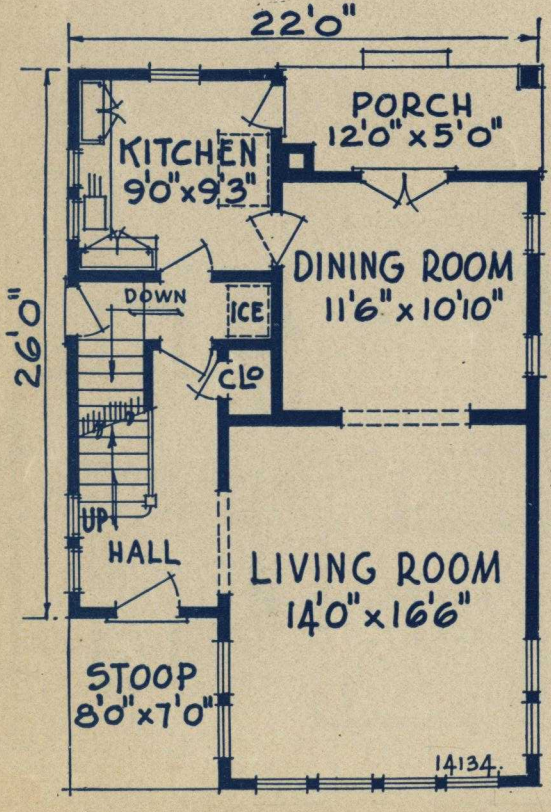
Width over all	36 ft.
Depth over all	36 ft.
Ceiling height, 1st floor	8 ft. 6 in.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

Size 22′ 0″x34′ 0″

Design 14134-B

6 Rooms and Bath

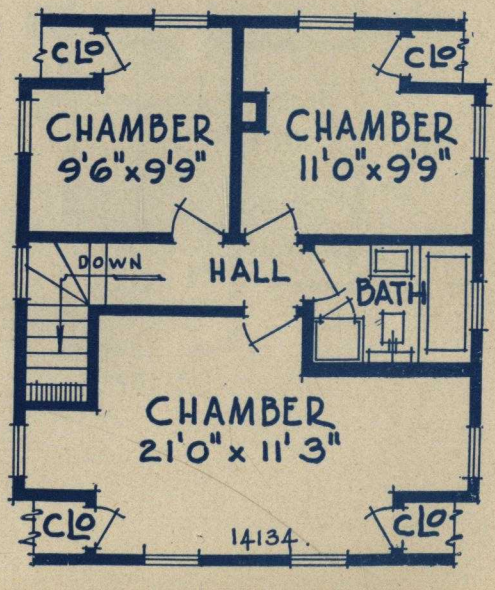
CONVENIENCE, stability and modern design are combined to create this desirable and comfortable home. As you study the floor plan you will be impressed with the entertaining possibilities and constant livableness of this home. The chambers are large and airy and with easy access to the bath.

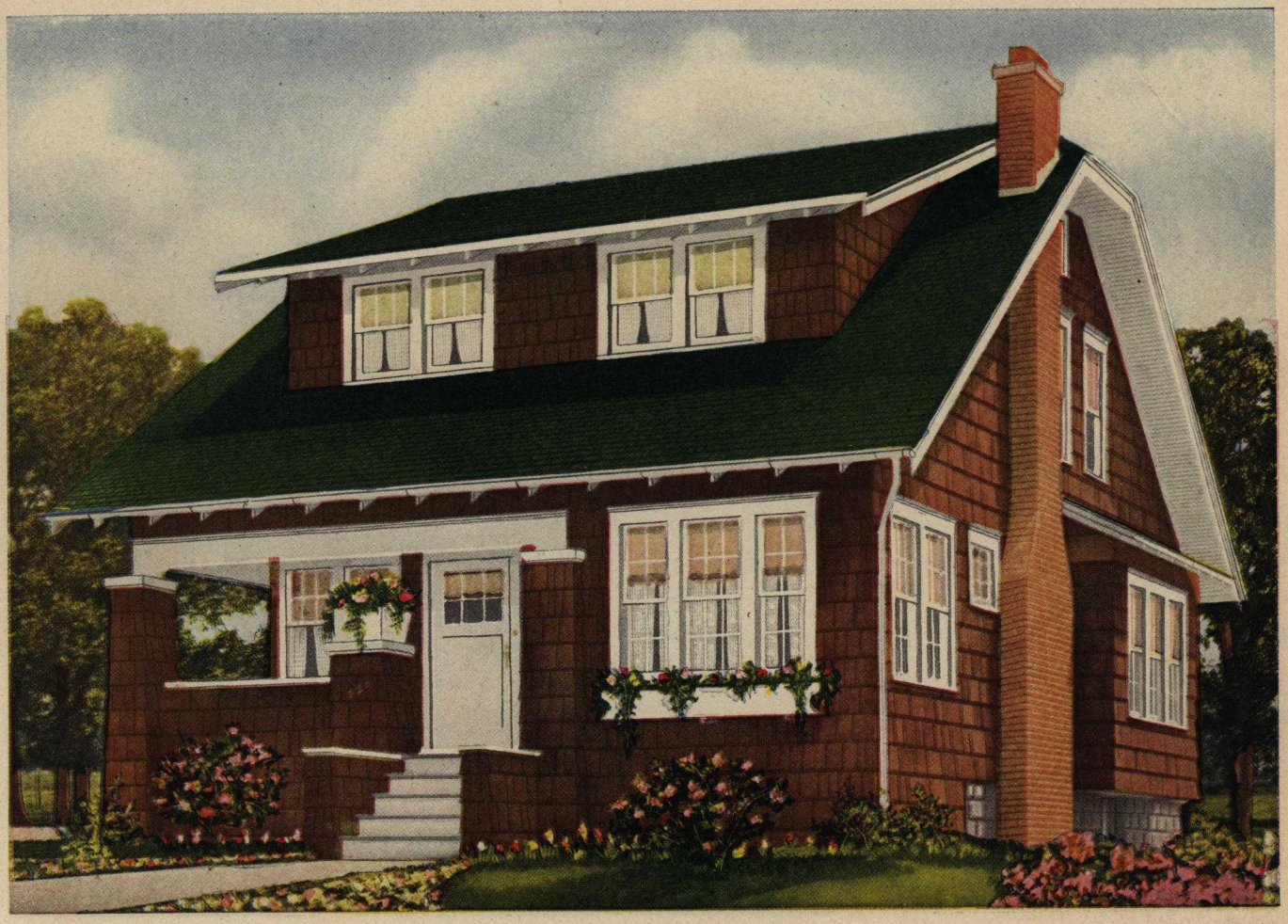


DIMENSIONS

Width over all.....25 ft.
Depth over all.....37 ft.
Ceiling height, 1st floor.....8 ft. 6 in.
Ceiling height, 2nd floor..... 8 ft.
Height of basement. 7 ft.

Ask for complete prices on any house shown in our book.



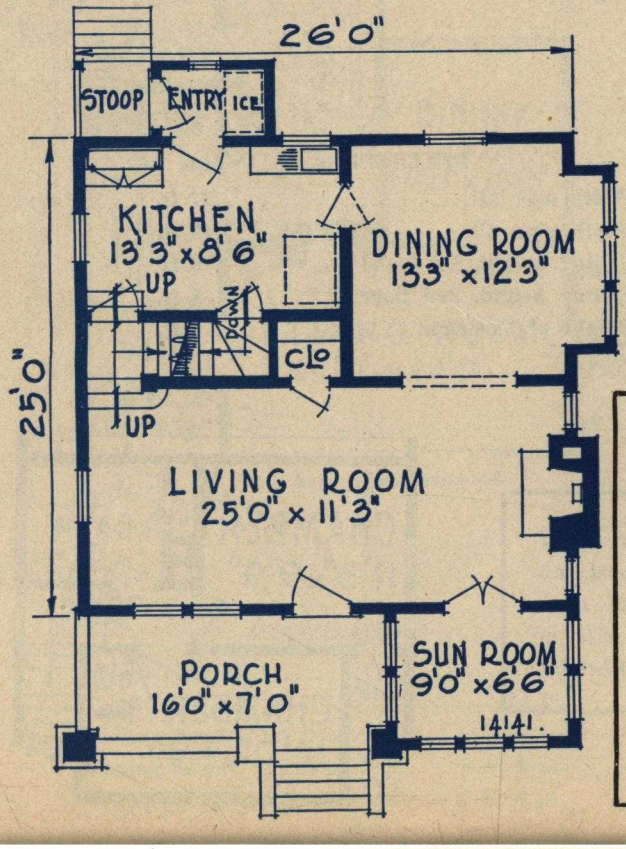


Size 26′ 0″x25′ 0″

Design 14141-B

6 Rooms, Bath and Sun Room

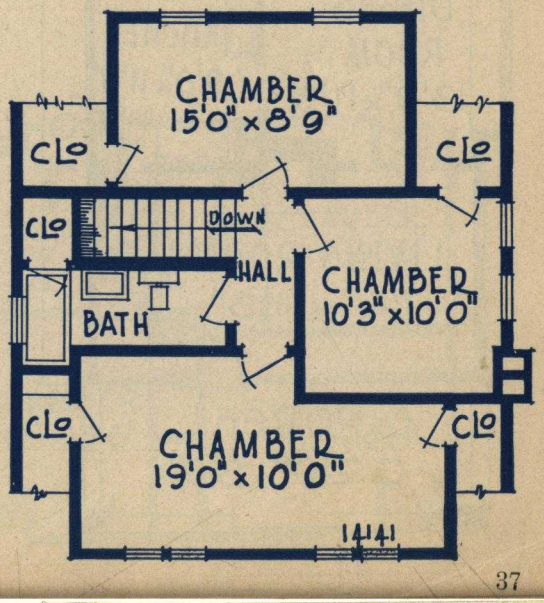
THIS home speaks for itself. Little needs to be said and there is little room to say it. A brief inspection of the picture and floor plan will serve to captivate you.

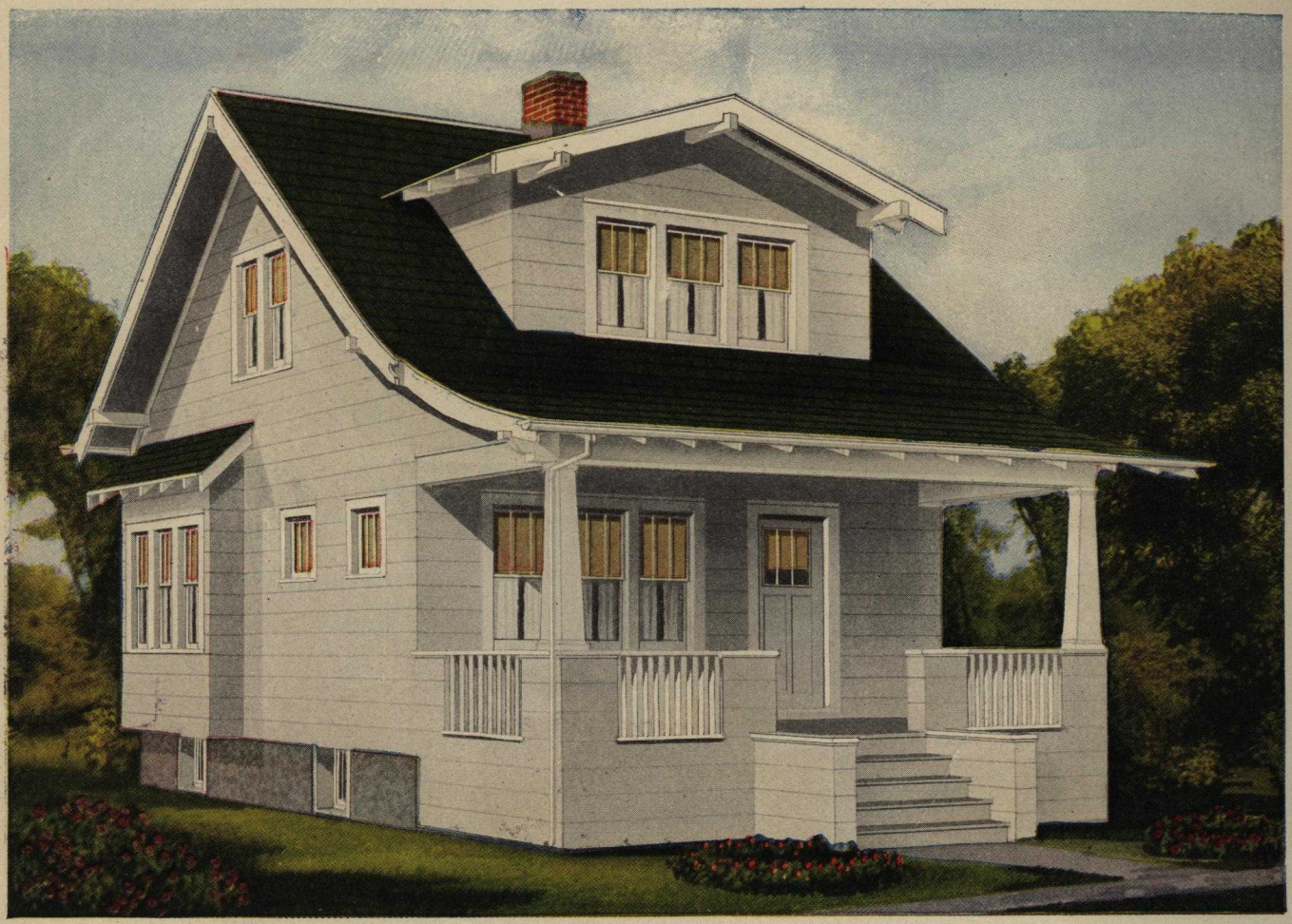


DIMENSIONS

Width over all.....31 ft.	Depth over all.....40 ft.
Ceiling height, 1st floor.....8 ft. 6 in.	Ceiling height, 2nd floor..... 8 ft.
Height of basement..... 7 ft.	

Tell us the home you are interested in—so we can give you an "estimate of cost" to guide you in making suitable selection.



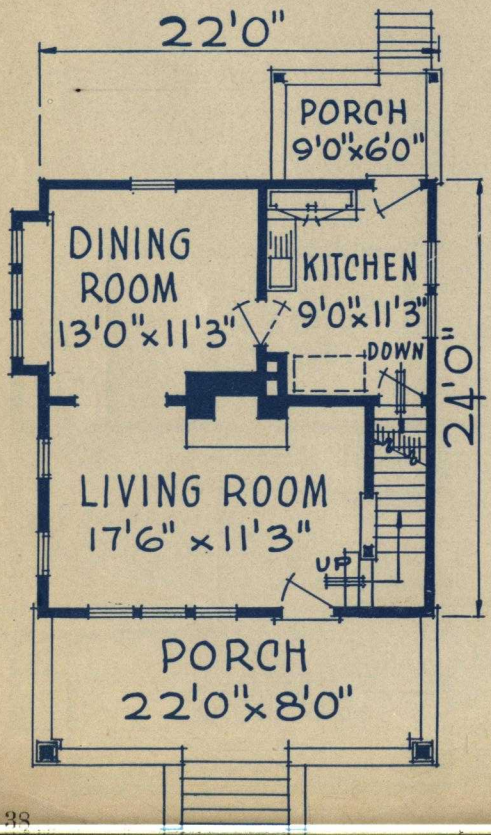


Size 22′ 0″x24′ 0″

Design 12849-B

5 Rooms and Bath

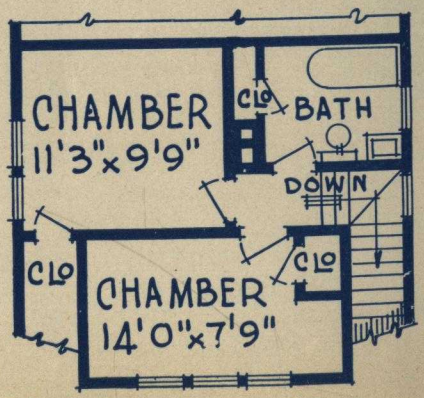
IT IS as though an air castle had taken concrete form, neat, clear-cut of a gem-like beauty. Great credit goes to the architect who can achieve such perfection in a small and inexpensive home.



DIMENSIONS

Width over all	27 ft.
Depth over all	45 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

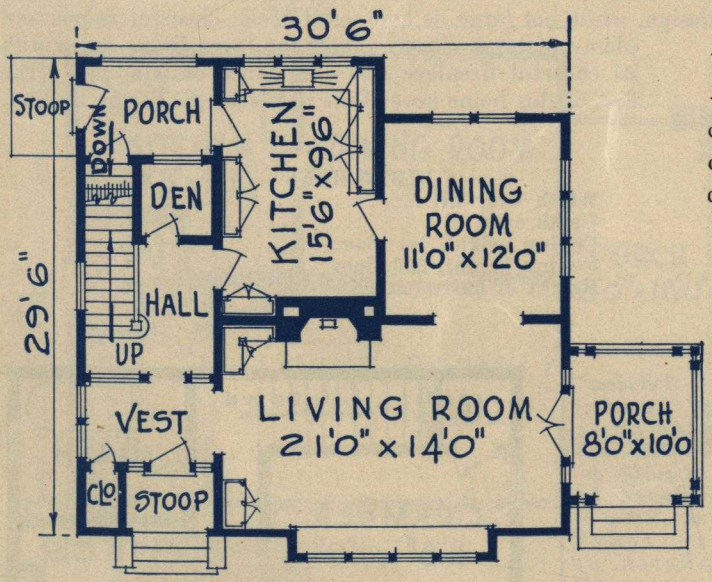
See us before building—our vast experience and trade knowledge will be to your great benefit.



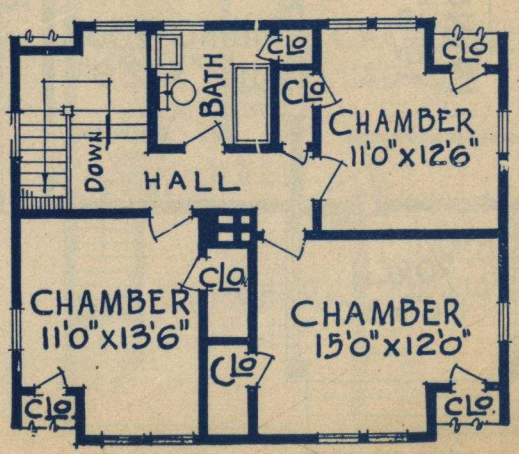
Size 30′ 6″x29′ 6″

Design 12687-B

6 Rooms, Bath and Den



IT IS such homes as the above that deserve a second look. Neat, trim, tasty and stylish, it never fails to catch the eye—and hold it. The interior arrangement, downstairs and up, will meet the housewife's most fastidious requirements.



DIMENSIONS

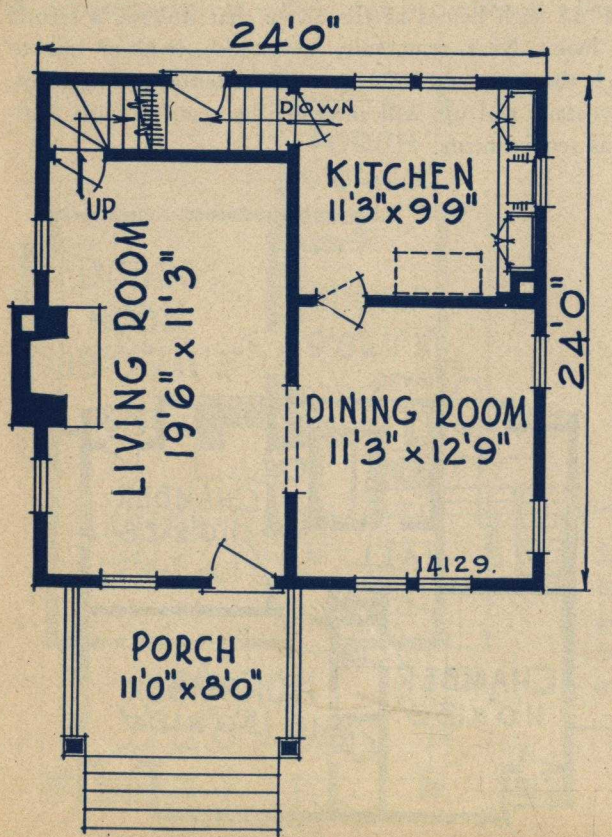
Width over all	42 ft.
Depth over all	34 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft. 3 in.
Height of basement	7 ft. 6 in.

Size 24' 0"x24' 0"

Design 14129-B

6 Rooms and Bath

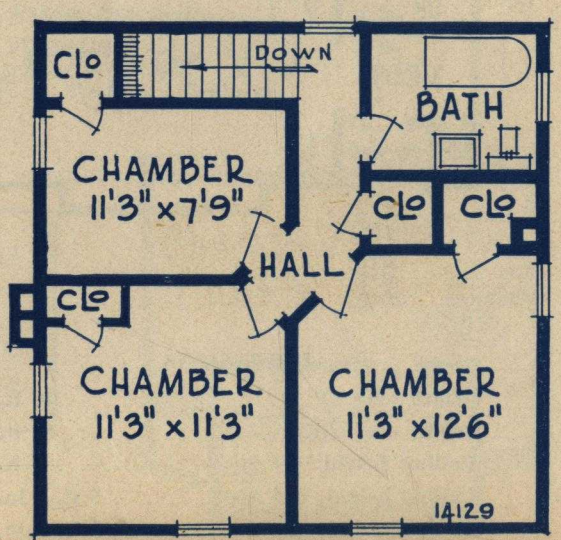
MODERN square type of homes are always popular. To the builders they offer the most space for the practical conveniences and arrangements of rooms. This design, while not large, is composed of six cheerful rooms and plenty of large closets. Note the large living room with its cheerful fireplace and abundance of windows. The cost of this home never fails to please the happy builder.

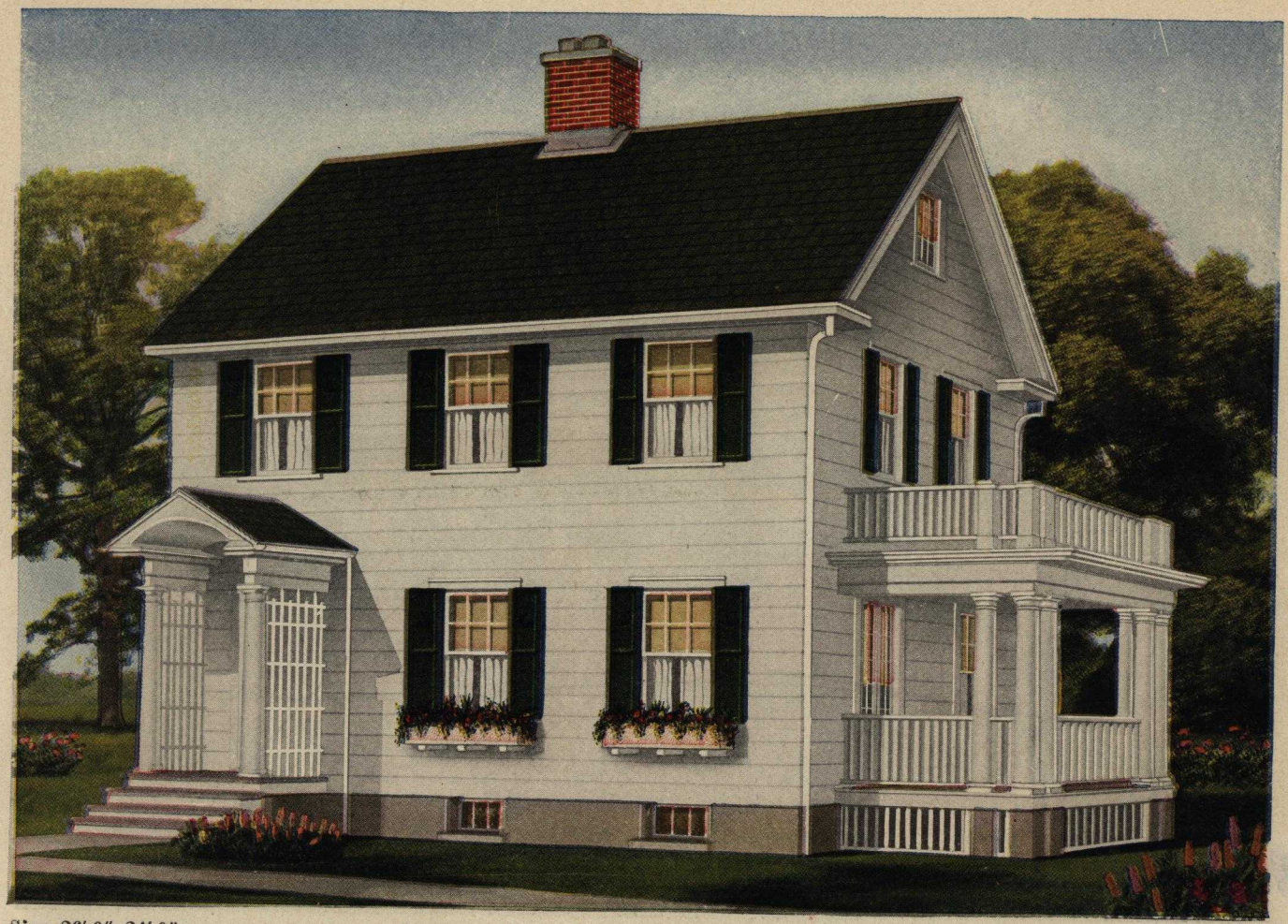


DIMENSIONS

Width over all	29 ft.
Depth over all	38 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

"Pet ideas" of prospective home builders will be gladly developed by us. Bring in a rough sketch of your special planned home. Our service will then do full duty in shaping your plans, so they are practical and economical.

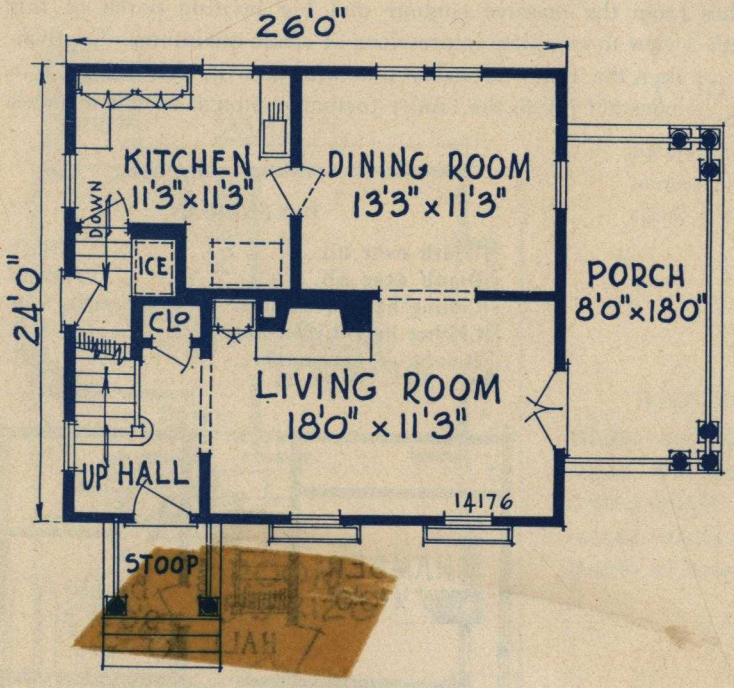




Size 26′ 0″x24′ 0″

Design 14176-B

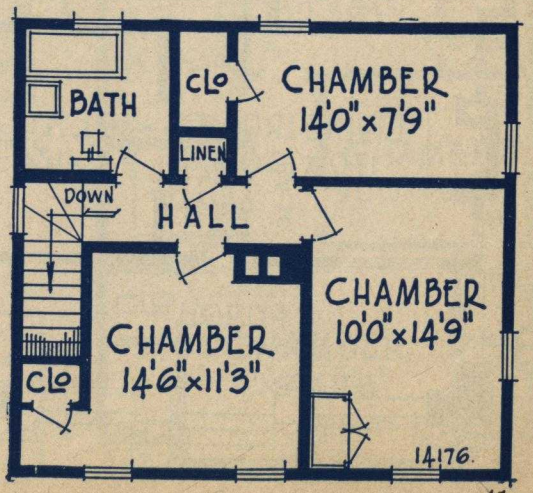
6 Rooms and Bath

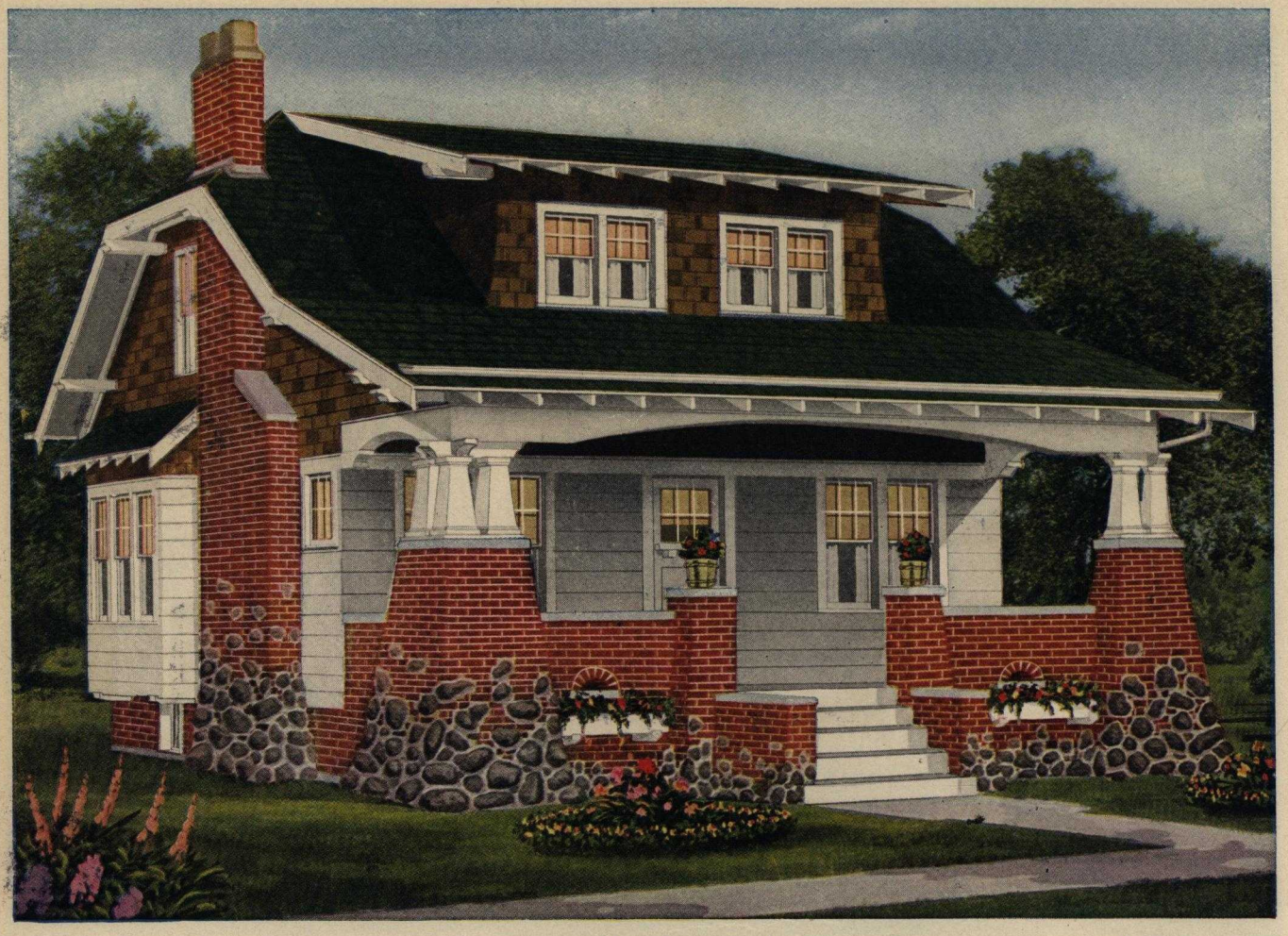


THERE is a quiet dignity, a restful charm, a sobriety of atmosphere in the old New England style of homes. It is the evolution of a style, prominent in our country for generations. In the above home we see one of the closest approaches to perfection of this style.

DIMENSIONS

Width over all	36 ft.
Depth over all	33 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.



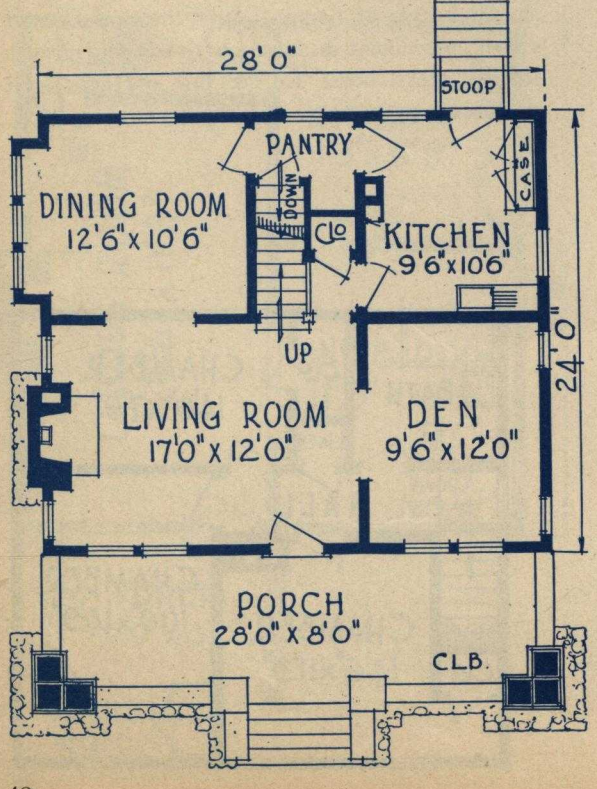


Size 28′ 0″x24′ 0″

Design 12543-B

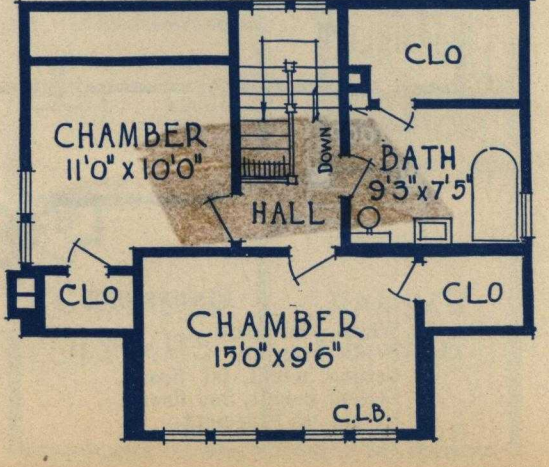
5 Rooms, Bath and Den

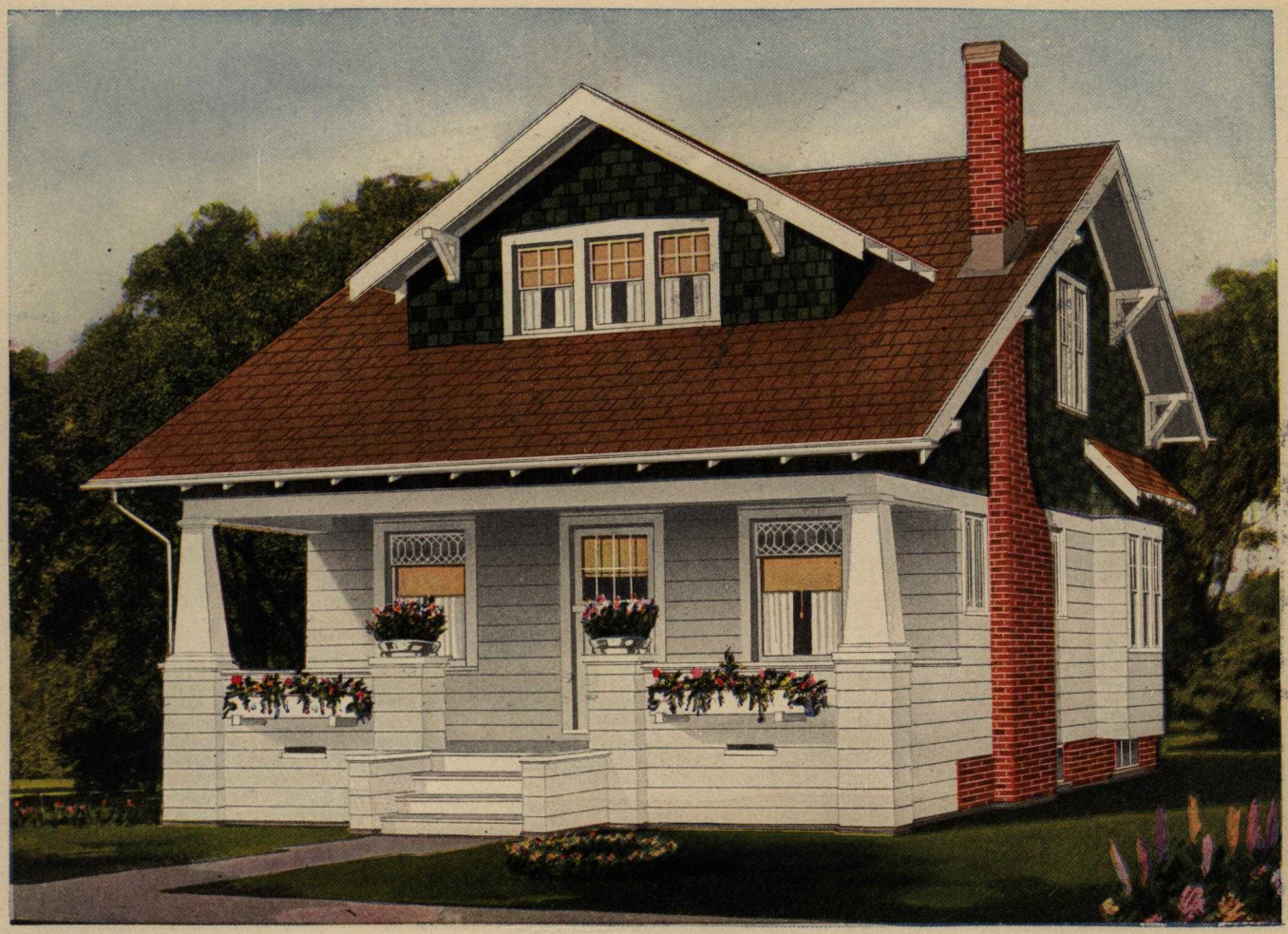
A HOME of exceptional beauty. Hospitality breathes from the massive contour and big inviting porch of this design. Every little detail has been planned with a view to complete impressions of rustic quaintness. Captivating the fancy of every one who sees it, this design is a constant joy to the family fortunate enough to call it home.



DIMENSIONS

Width over all	34 ft.
Depth over all	42 ft.
Ceiling height, 1st floor	8 ft. 8 in.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

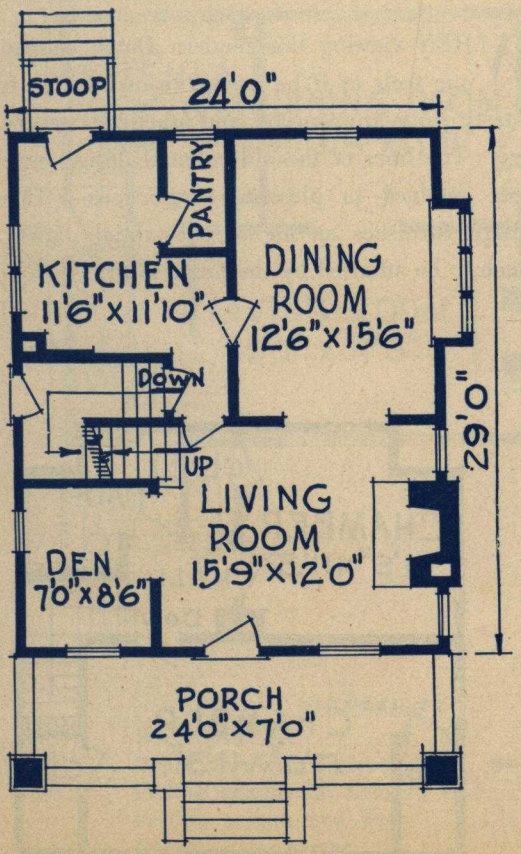




Size 24′ 0″x29′ 0″

Design 10554-B

6 Rooms, Bath and Den

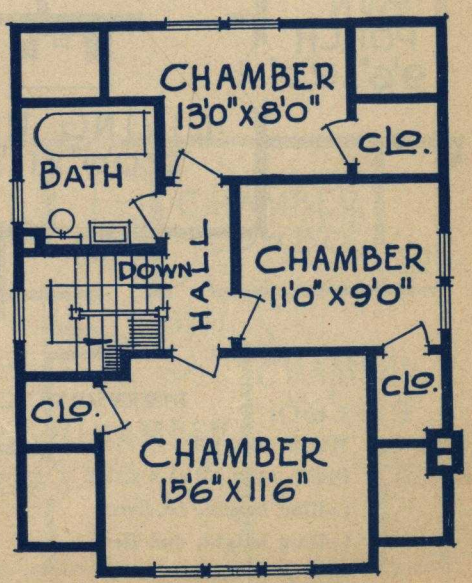


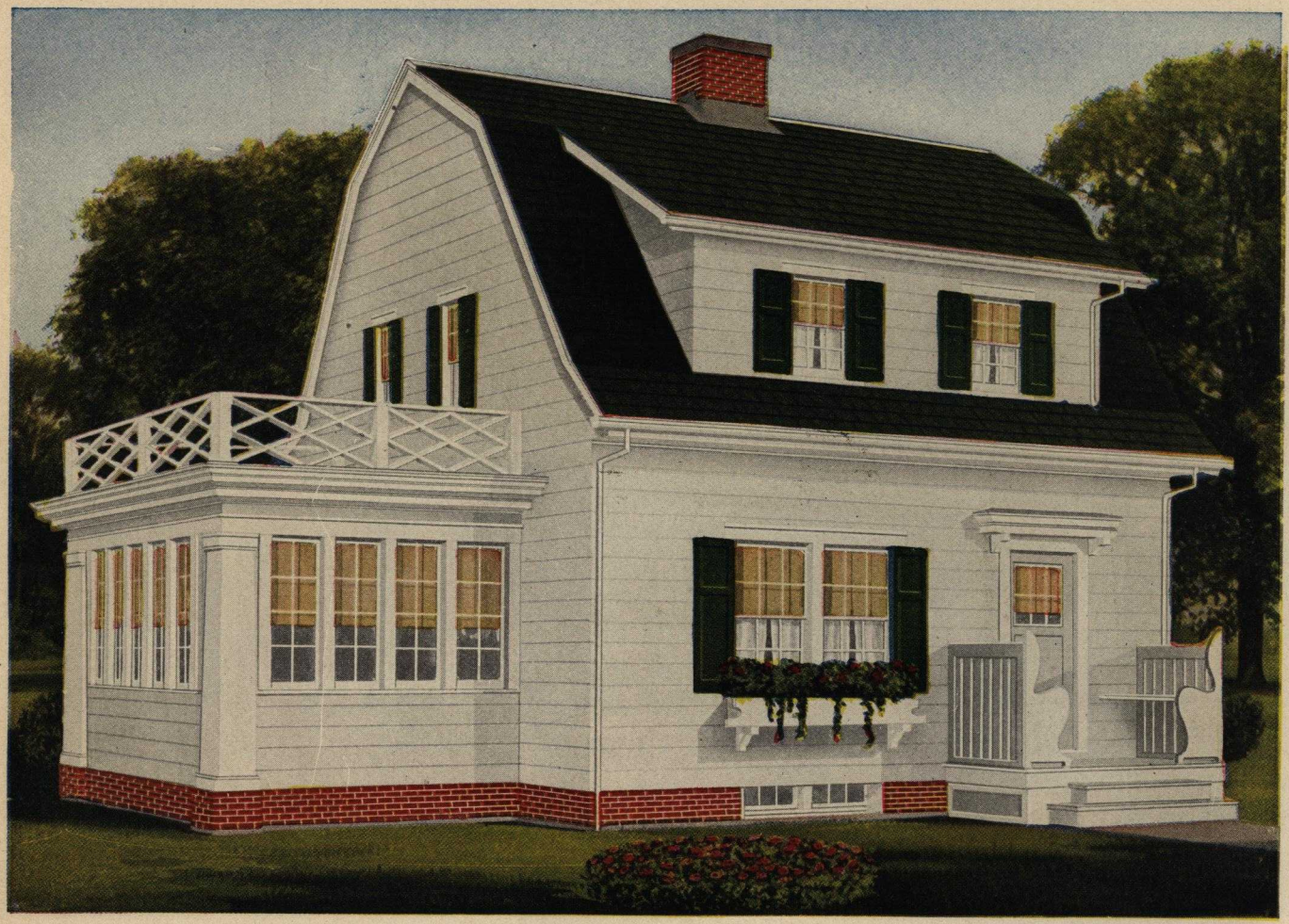
THE above home deserves especial consideration. Distinctive in design, convenient in arrangement, lasting in quality, and inexpensive to build. It answers all the desires of the modern home-seeker. When you have considered all these points you will think it time to build.

DIMENSIONS

Width over all.....29 ft.
Depth over all.....46 ft.
Ceiling height, 1st fl. 9 ft.
Ceiling height, 2nd fl. 8 ft.
Height of basement. 7 ft.

Our homes become a credit to yourself and your community.

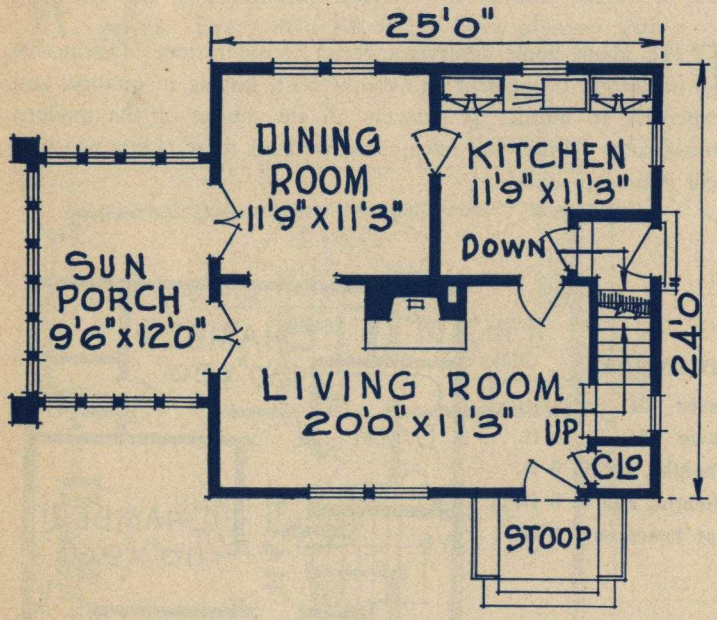




Size 25′ 0″x24′ 0″

Design 12865-B

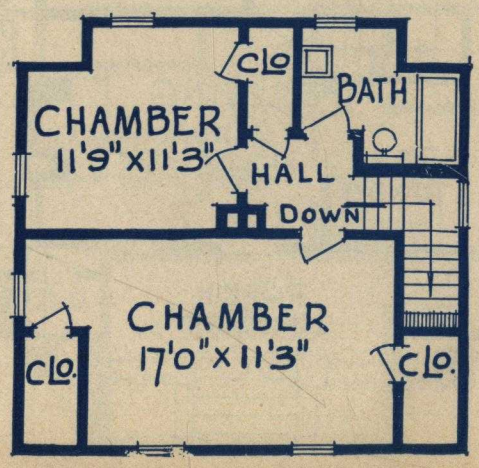
5 Rooms, Bath and Sun Porch

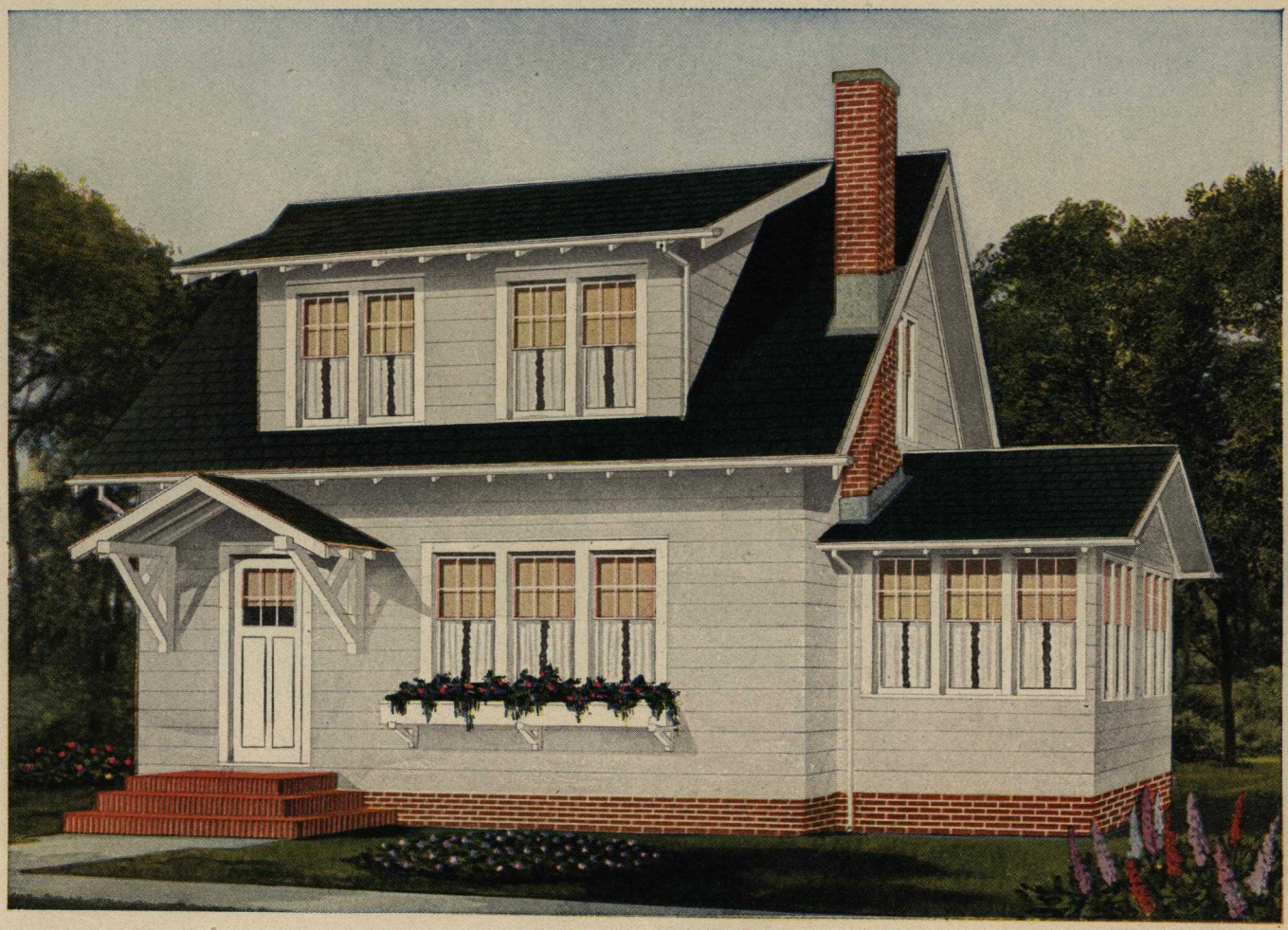


WHEN viewing this modern Dutch cottage one feels as if he wanted to own it, for it is tasty, quite appropriate, and practical in every line. The lines of the old colonial design have been retained in pleasing proportions. This design furnishes an air of substantial dignity much to be admired by the home lover.

DIMENSIONS

Width over all	37 ft. 6 in.
Depth over all	32 ft. 6 in.
Ceiling height, 1st floor	8 ft. 6 in.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

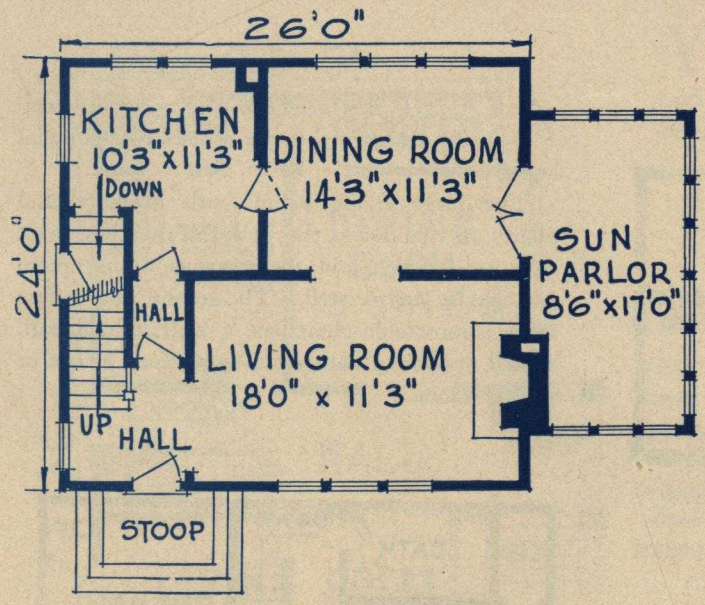




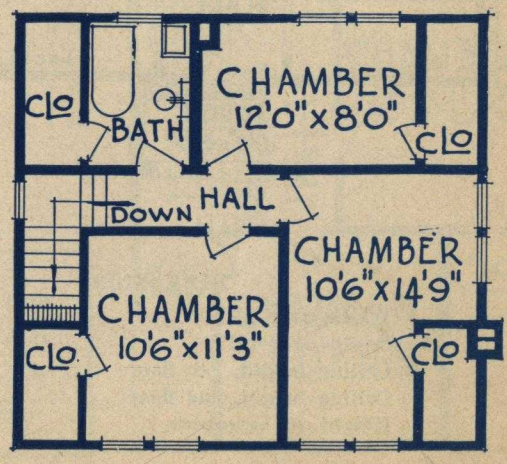
Size 26′ 0″x24′ 0″

Design 12628-B

6 Rooms, Bath and Sun Parlor

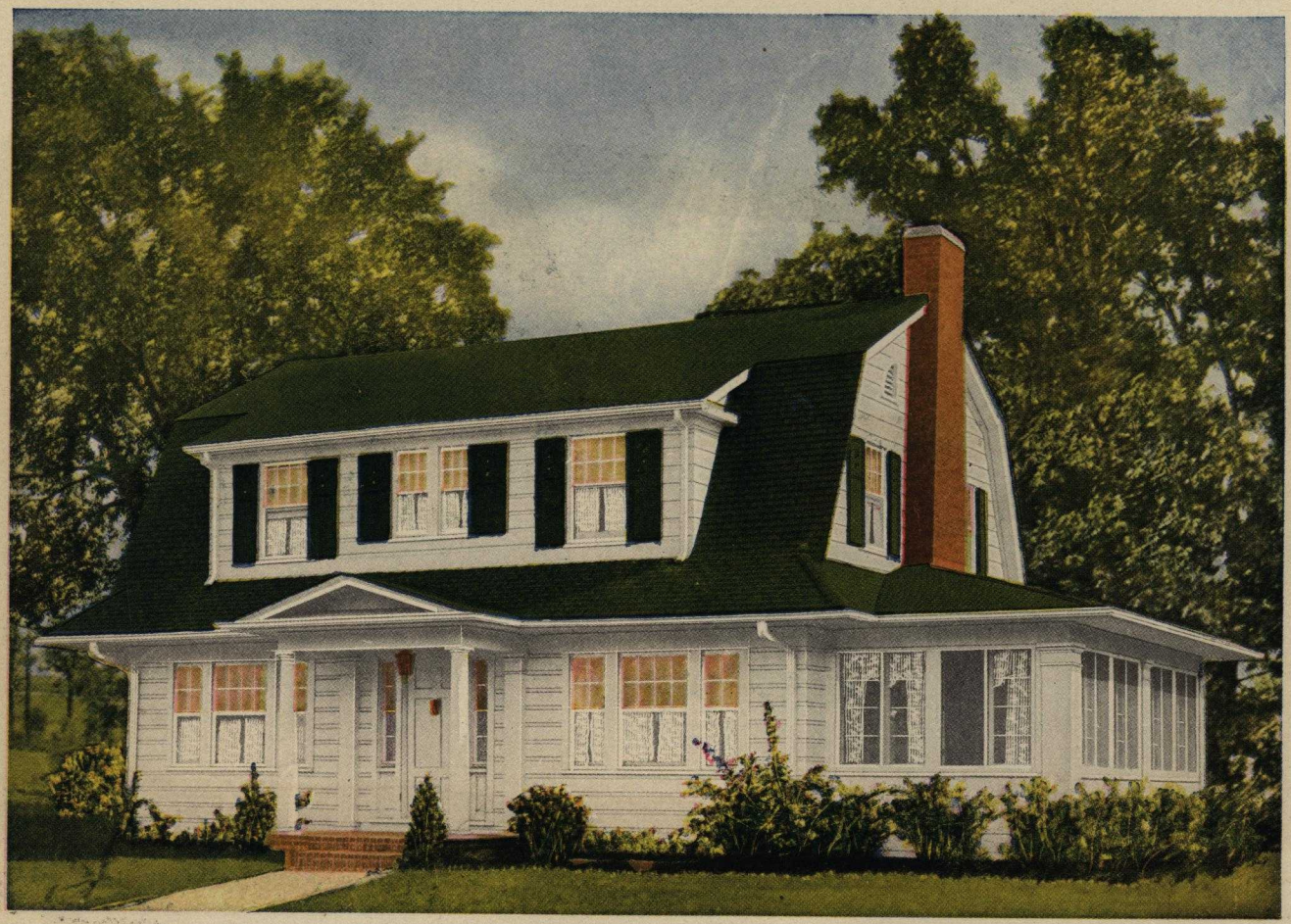


THE frequent yet always pleasing combination of red bricks, white siding and green shingles. When used in such an exquisite design the completed effect is captivating. Yet all this beauty and comfort can be had at an unusually low price.



DIMENSIONS

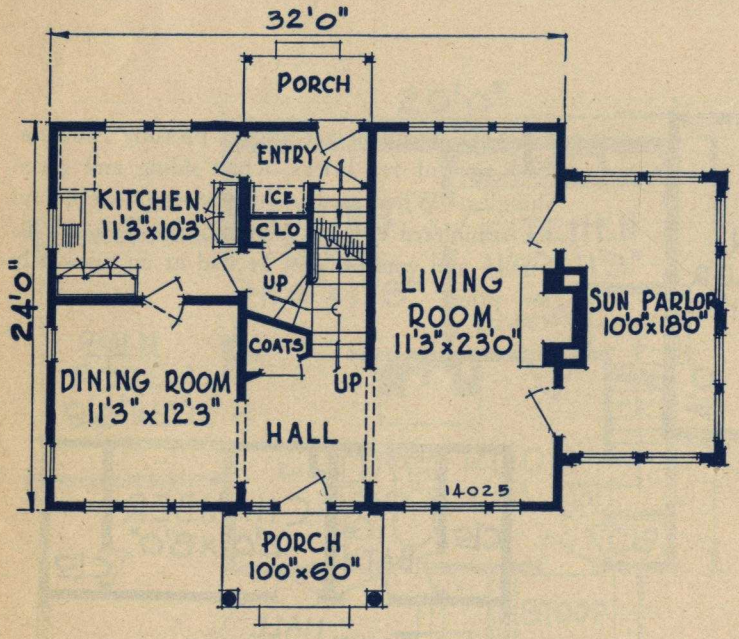
Width over all	39 ft.
Depth over all	31 ft. 6 in.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.



Size 32' 0"x24' 0"

Design 14025-B

6 Rooms, Bath, Alcove and Sun Parlor

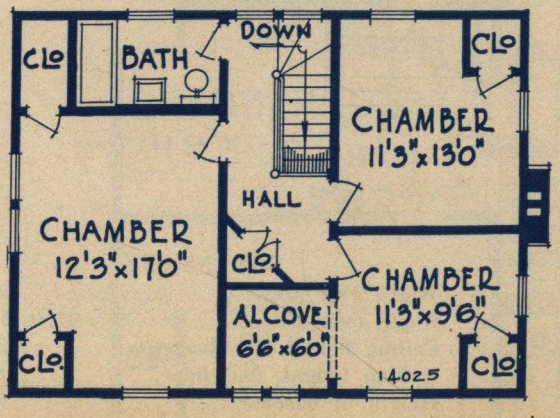


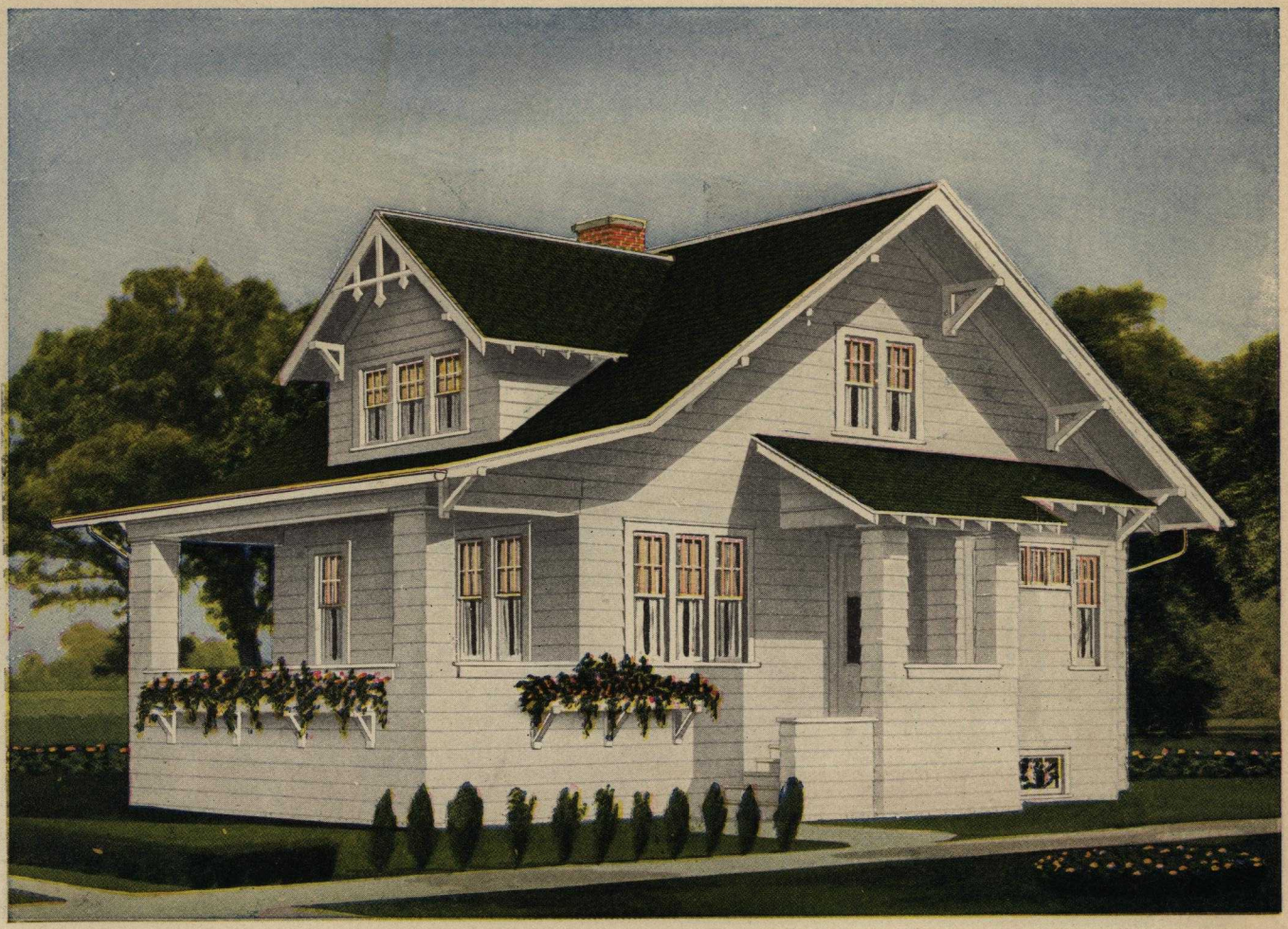
A QUIET, restful charm and cheerful hospitality distinguishes the old Dutch Colonial home.

The large living room with fireplace and plenty of windows, the desirable porches, well equipped kitchen and the spacious dining room are usually appreciated. The second floor offers three comfortable chambers, a well lighted hall, a well appointed bathroom, and a cozy alcove or sewing room.

DIMENSIONS

Width over all	48 ft.
Depth over all	37 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

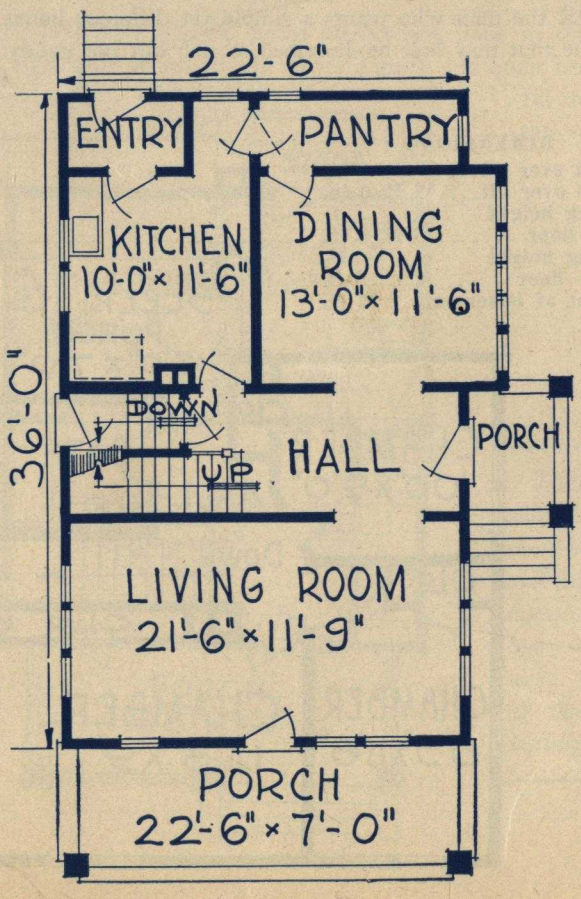




Size 22′ 6″x36′ 0″

Design 12681-B

6 Rooms and Bath

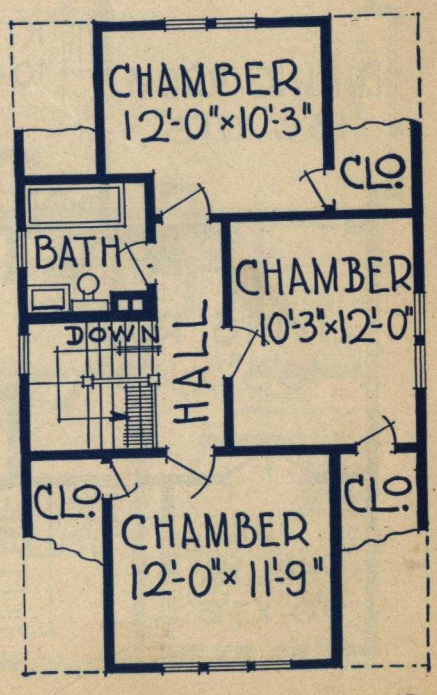


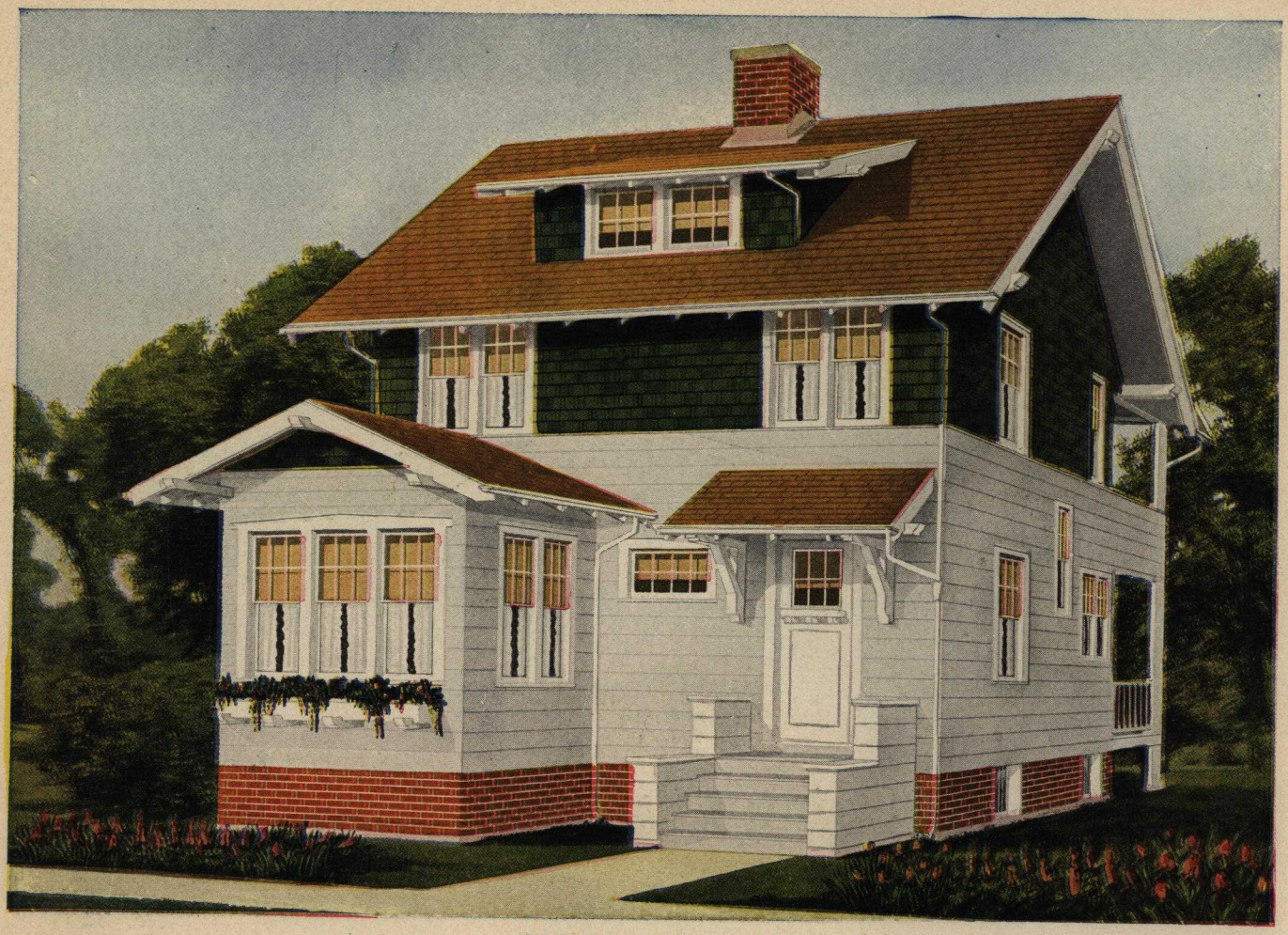
YOU have seen homes of the above type and have been invariably pleased, possibly envious. There is a neatness and hominess about them that is unmistakable. An examination of the floor plan will prove equally satisfying.

DIMENSIONS

Width over all	32 ft.
Depth over all	51 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

To every wise man and woman comes the natural desire to own a home.

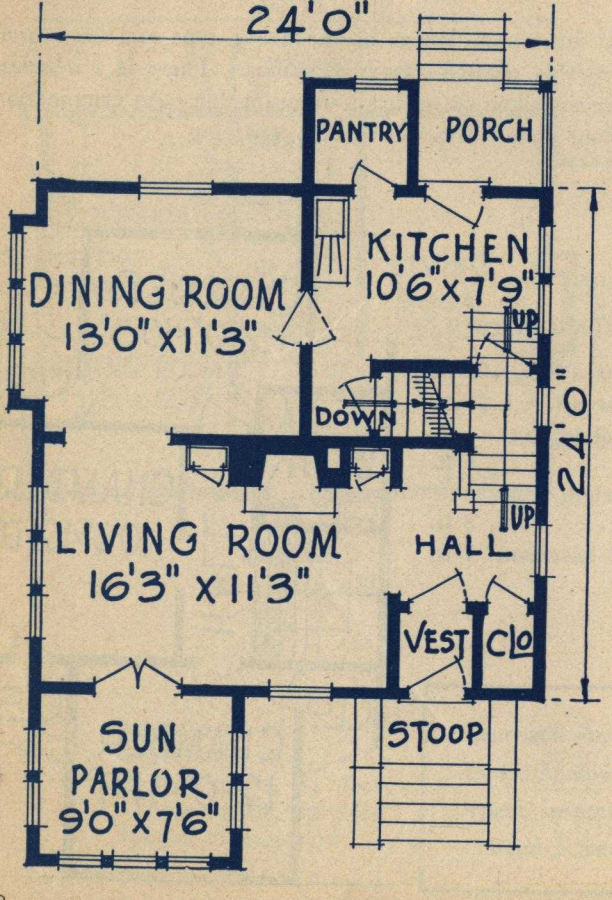




Size 24′ 0″x24′ 0′

Design 12649-B

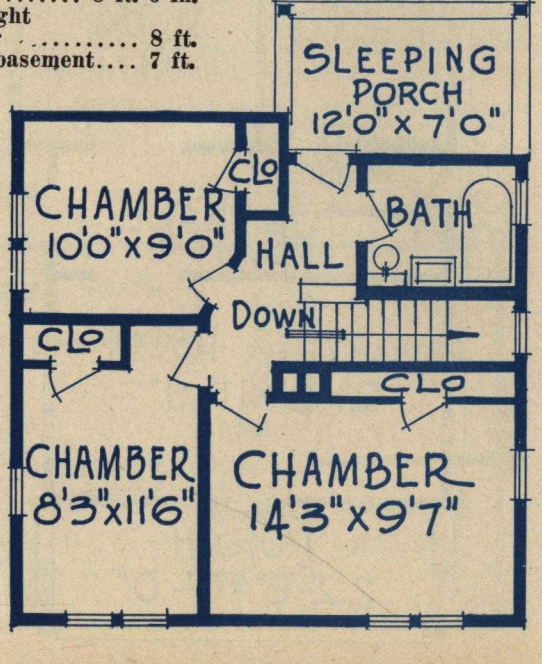
6 Rooms, Bath, Sun Parlor and Sleeping Porch

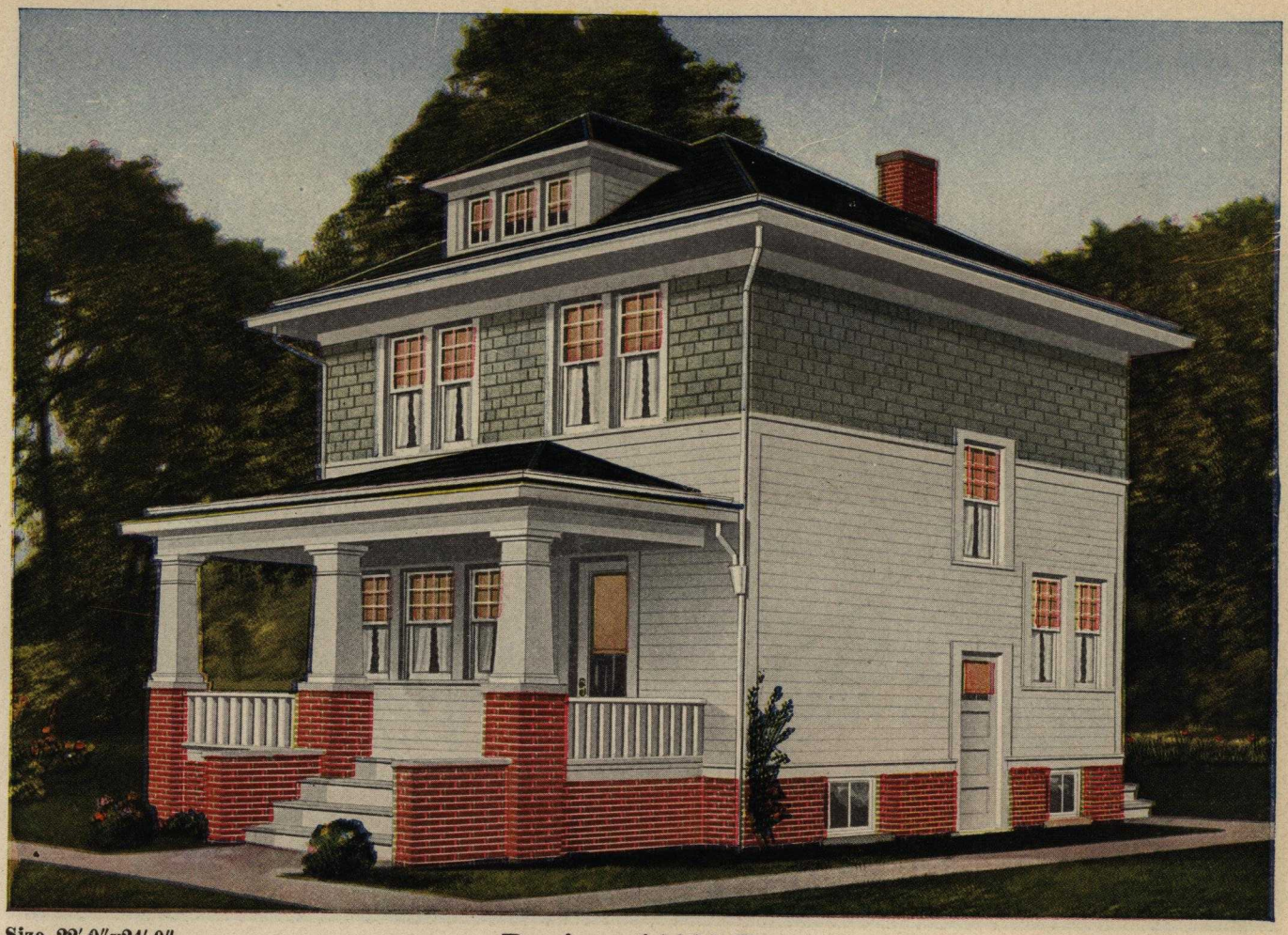


FOR the man who wants a simple yet different home, one that may best be described as rich but not gaudy.

DIMENSIONS

Width over all....29 ft. 6 in.
Depth over all....42 ft. 6 in.
Ceiling height
1st floor ..... 8 ft. 6 in.
Ceiling height
2nd floor ..... 8 ft.
Height of basement.... 7 ft.



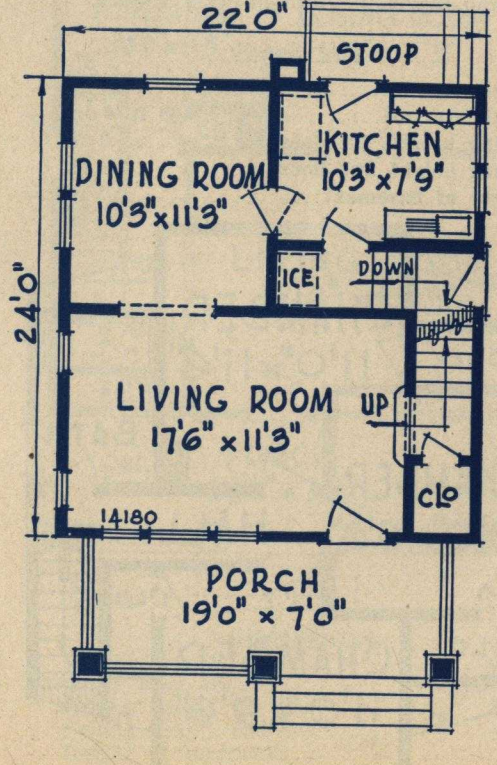


Size 22′ 0″x24′ 0″

Design 14180-B

6 Rooms and Bath

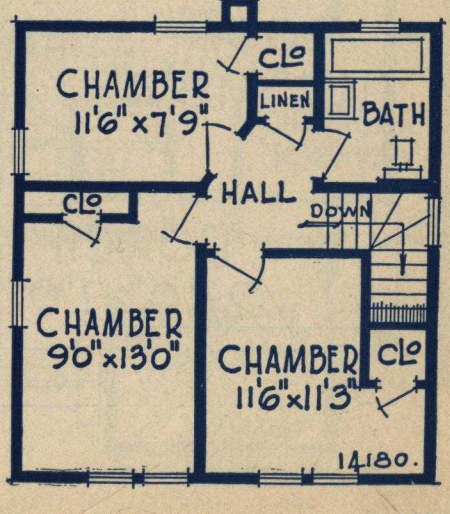
AN INEXPENSIVE home attractively done in shingles and siding with brick foundation. The simplicity of the style only serves to add to its dignity and quiet beauty. The living room is spacious and comfortable. By careful arrangement the architect has achieved the maximum space in the upstairs chambers.

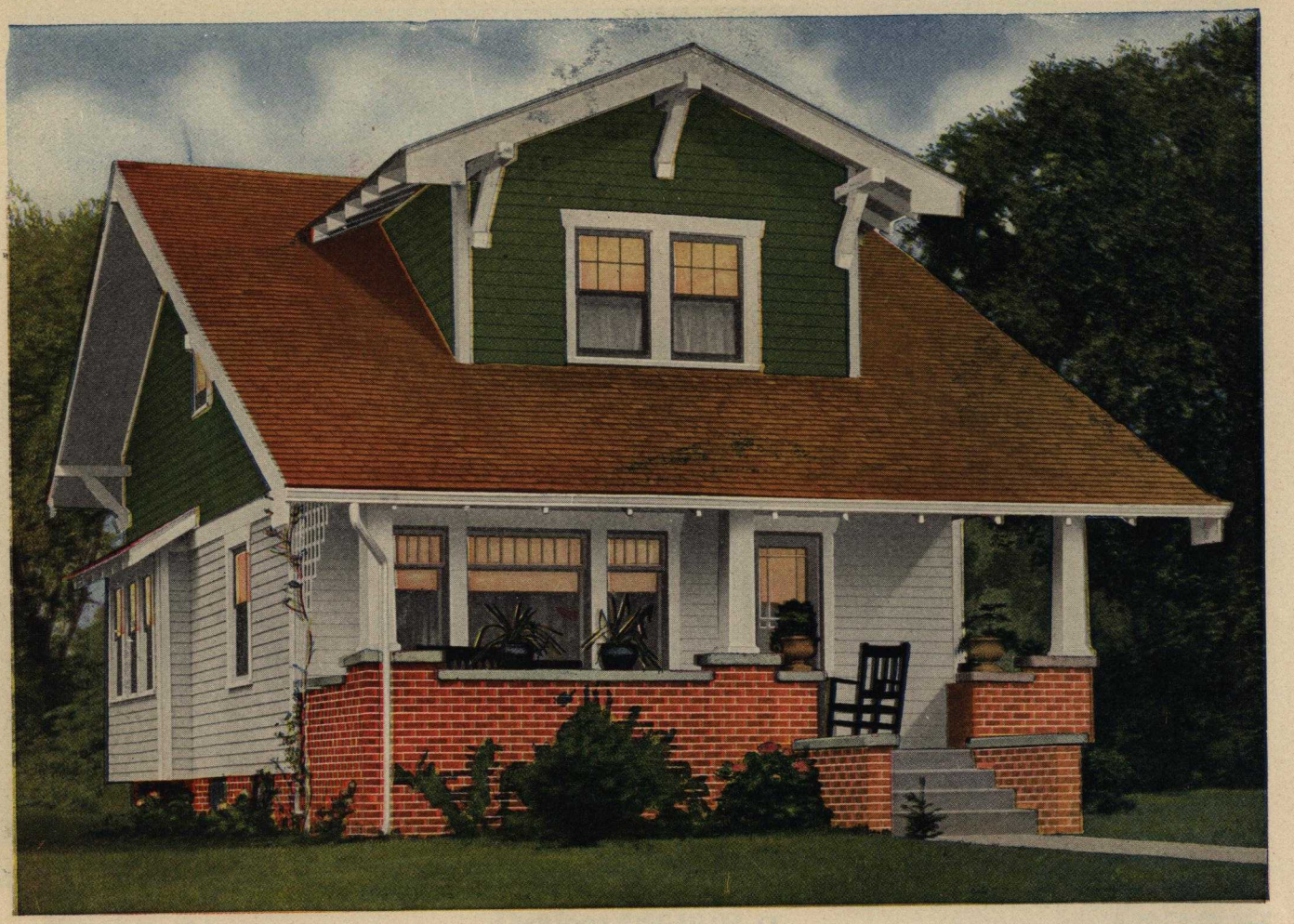


DIMENSIONS

Width over all	27 ft.
Depth over all	38 ft.
Ceiling height, 1st floor	8 ft. 6 in.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

These Homes were selected not only for their beauty of exterior and interior design and convenience of plans but — above all, they were selected because of their moderate building costs.

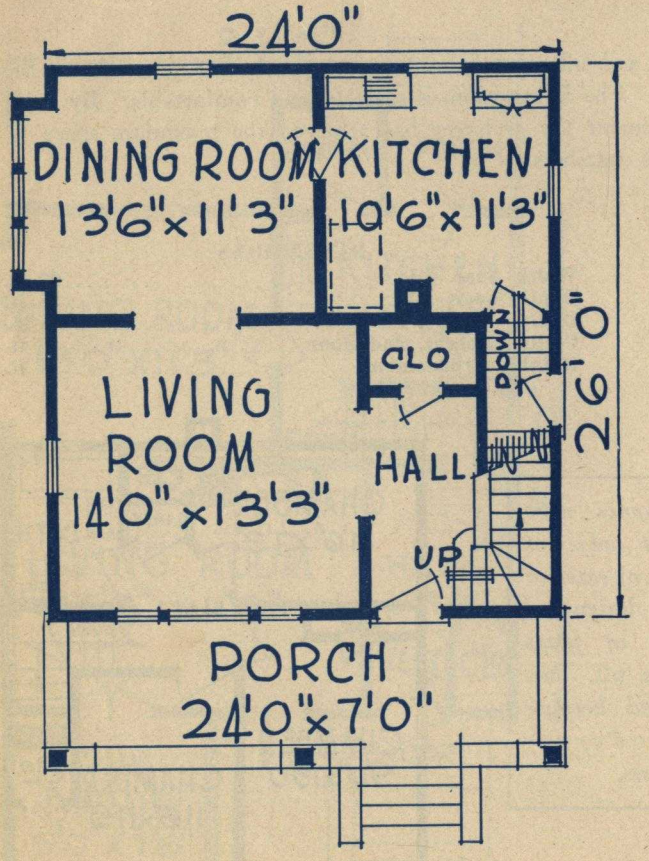




Size 24′ 0″x26′ 0″

Design 12745-B

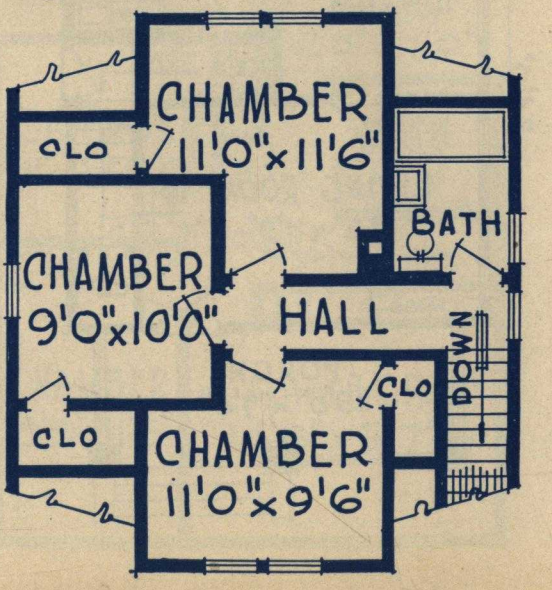
6 Rooms and Bath



FROM every view this home speaks attractive strength, protection and hospitable welcome. It is of first-class construction, and is well planned in every respect.

DIMENSIONS

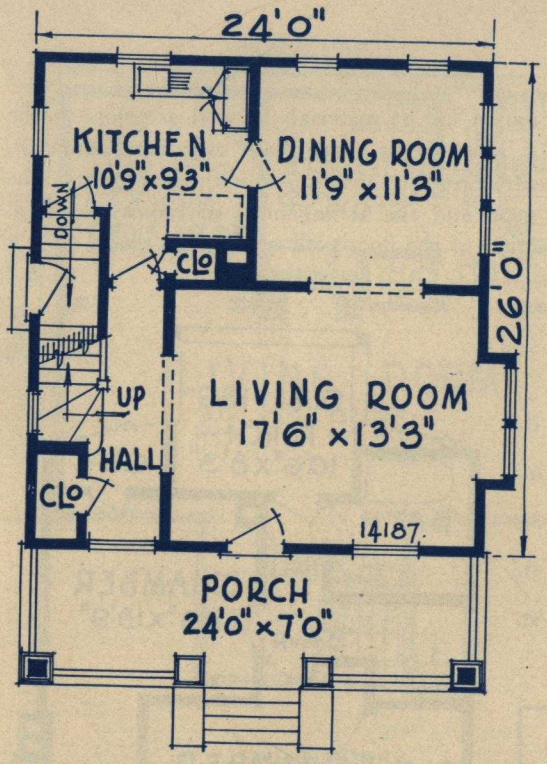
Width over all	29 ft.
Depth over all	38 ft. 6 in.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.



Size 24' 0"x26' 0"

Design 14187-B

6 Rooms and Bath

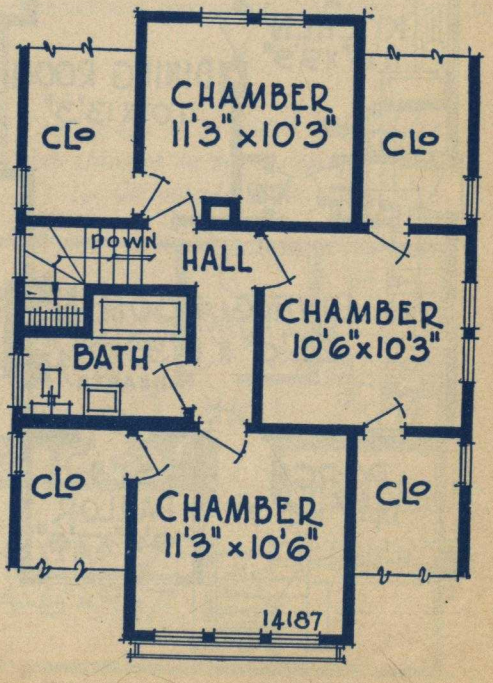


DIMENSIONS

Width over all	30 ft.
Depth over all	39 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

A POPULAR type of home and justifiably so for it is reasonable to build yet rich in appearance. Airy chambers and ample closet space are the features of the upstairs. Downstairs the same roominess and taste prevails.

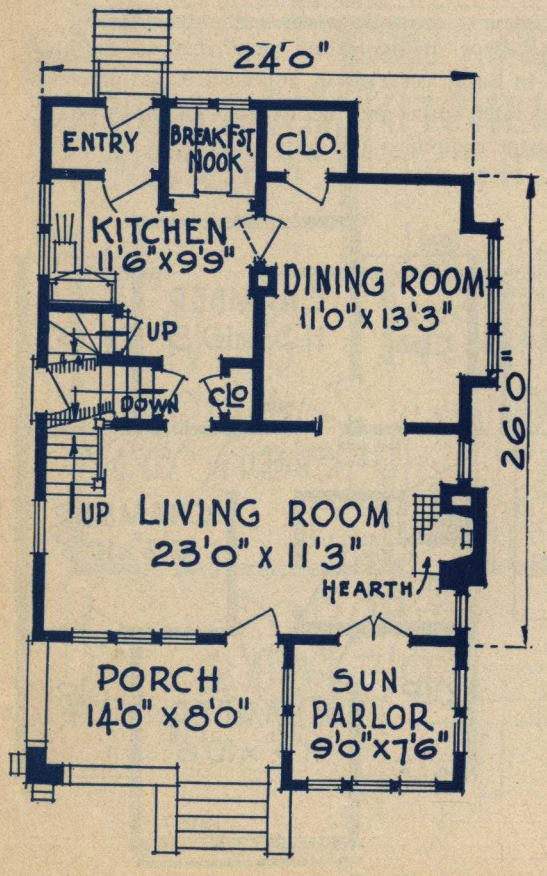
Homes of Comfort and Beauty and Economy — three prominent features of Our Houses.



Size 24′ 0″x26′ 0″

Design 12638-B

6 Rooms, Bath, Sun Parlor, Sleeping Porch and Breakfast Nook

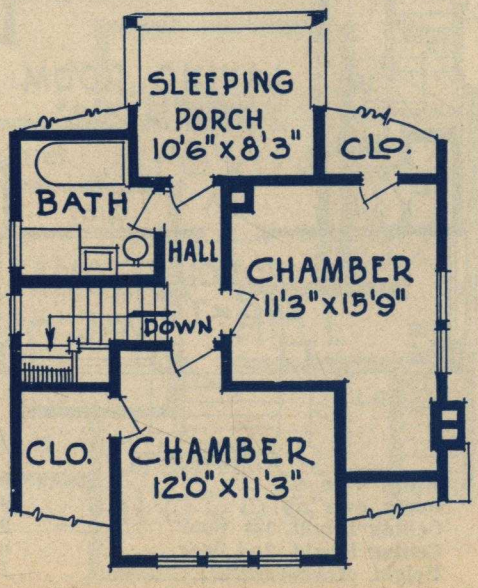


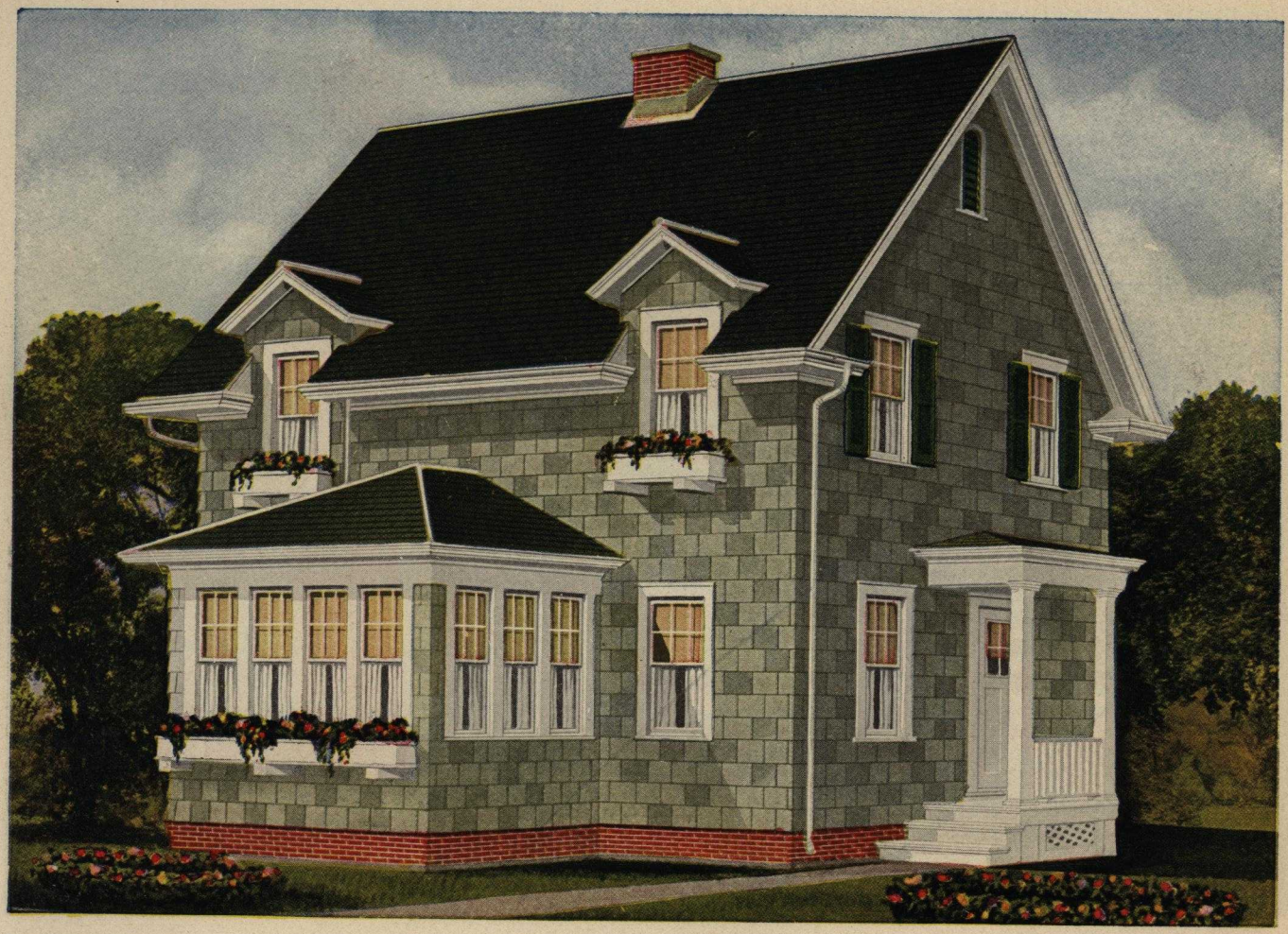
THERE is a varied use of materials as well as colors in the above home. There is no sharp clash anywhere, however, each color and texture carefully blending in with the others. The general design is good and the arrangement of rooms excellent. The briefest inspection of the floor plan will assure this.

DIMENSIONS

Width over all	30 ft.
Depth over all	46 ft. 6 in.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

Our homes have proven to be comfortable homes, which is a man's best asset.

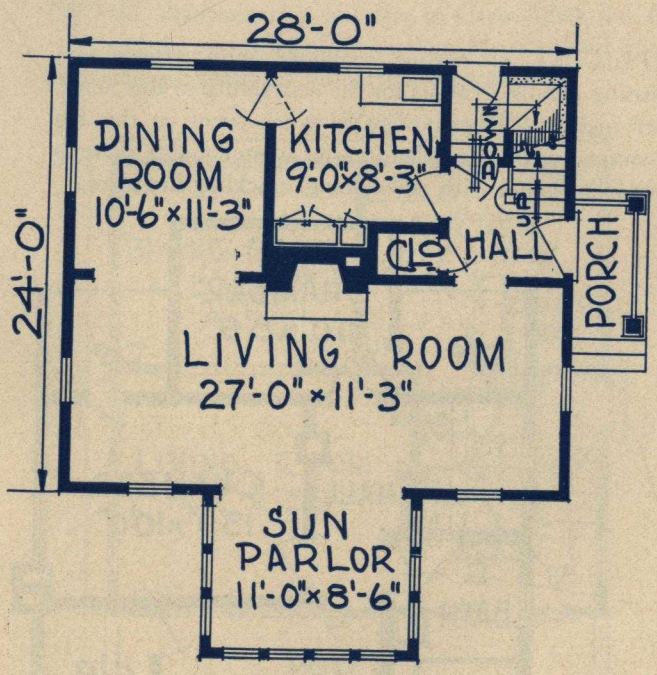




Size 28′ 0″x24′ 0″

Design 12848-B

6 Rooms, Bath and Sun Parlor

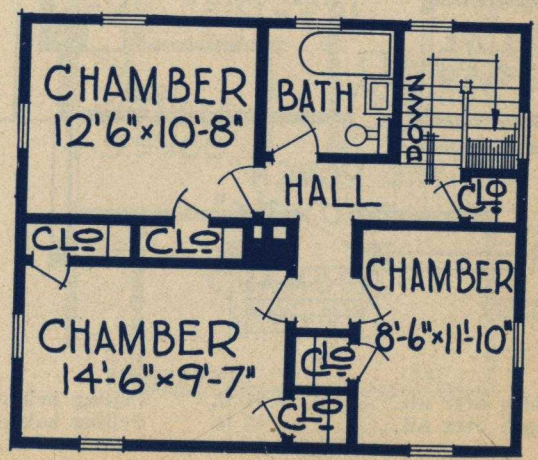


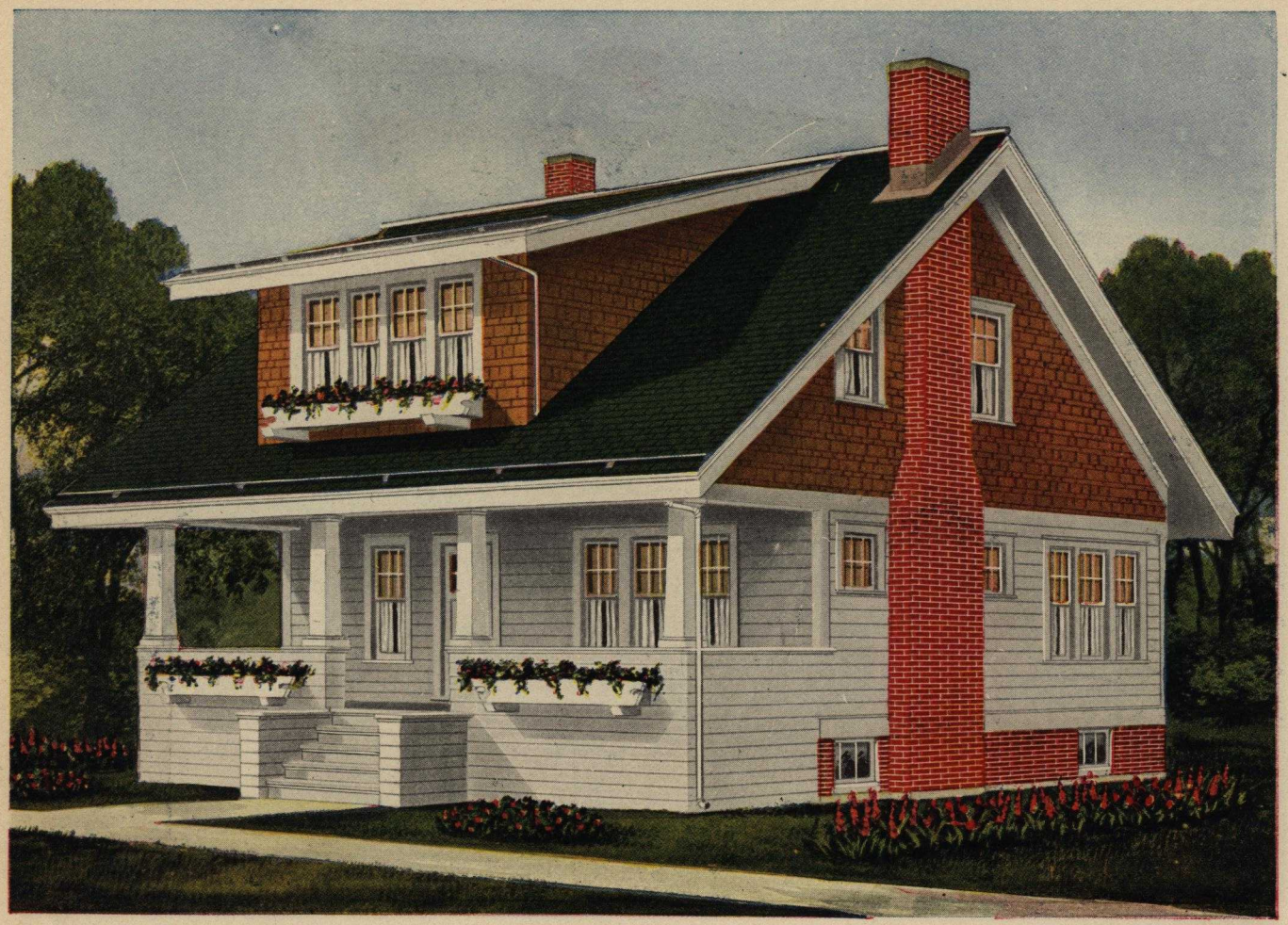
DIMENSIONS

Width over all	34 ft.
Depth over all	36 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

SHINGLES were never used to better advantage than in the walls of this house. The above color scheme is particularly good, the green shutters and roof and the white trim providing contrast and relief for the colored shingles. The downstairs floor plan is perfect; compact and convenient. An easy home to heat.

This design is provided with slab shingles so much desired for the outside walls.

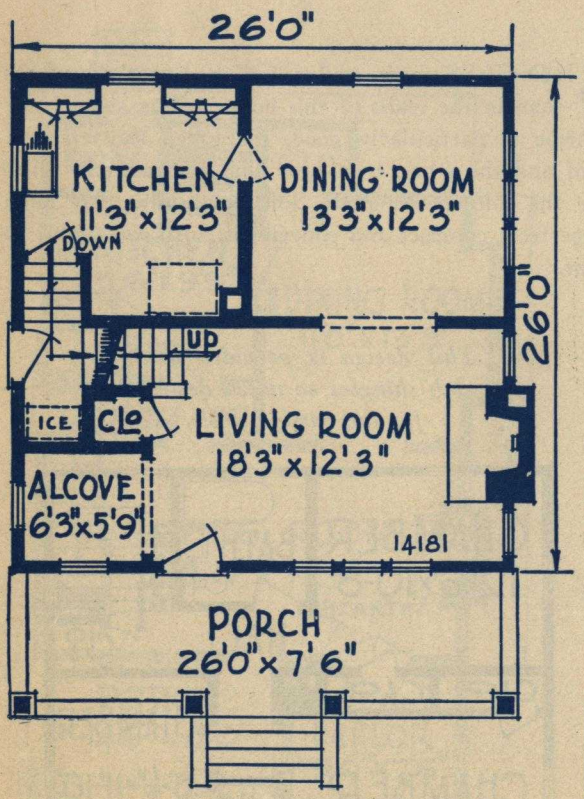




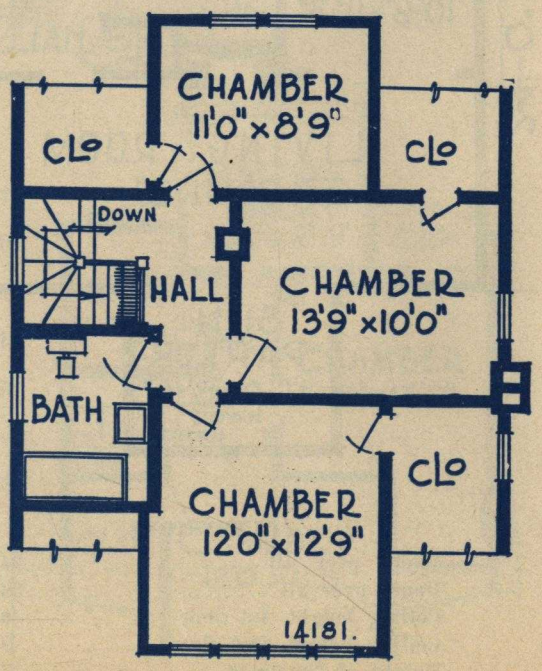
Size 26′ 0″x26′ 0″

Design 14181-B

6 Rooms, Bath and Alcove

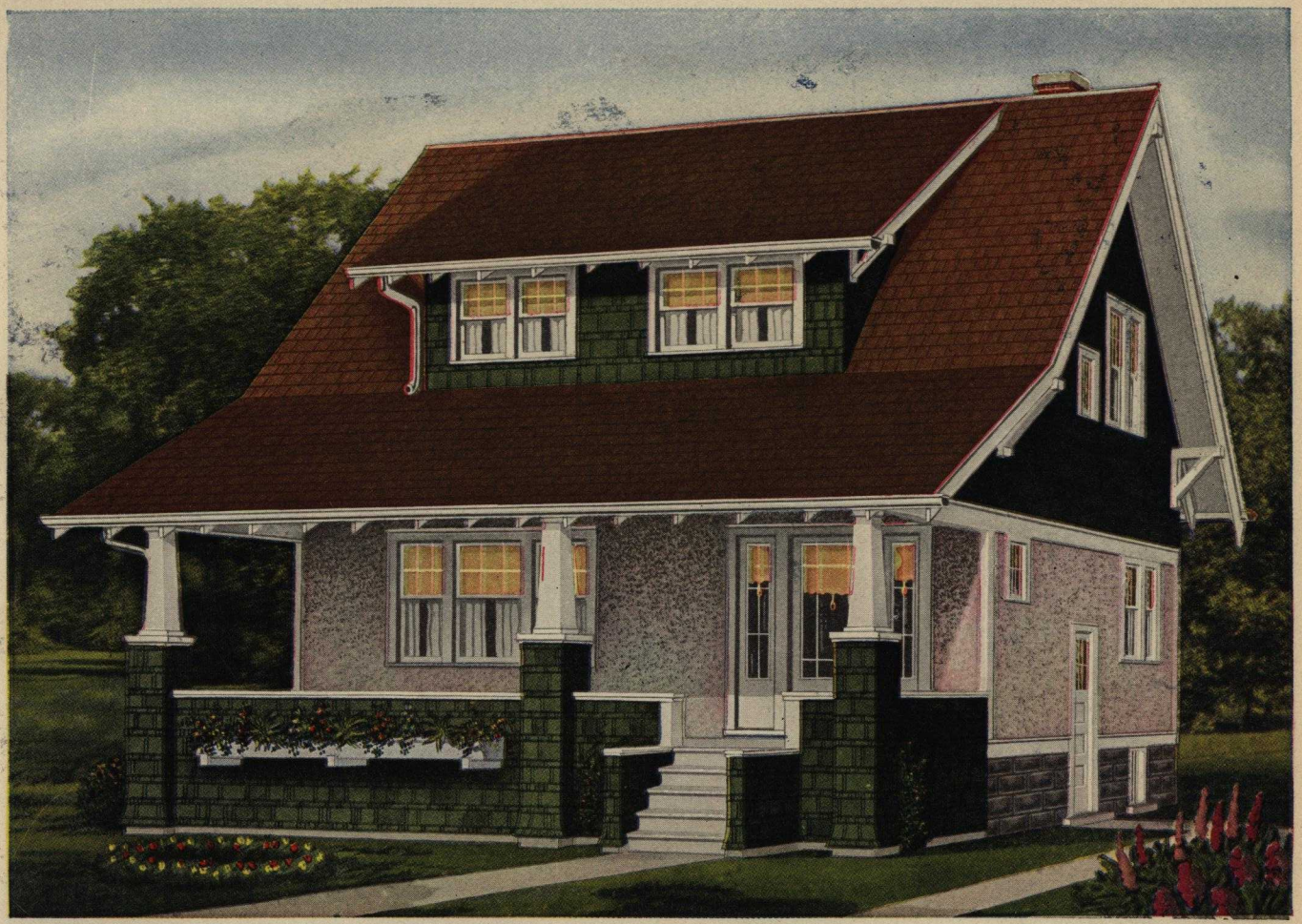


SIMPLICITY of outline combined with artistic and pleasing details accounts for the desirability of this home. Summer nights will be anticipated when spent on this big breeze-swept porch. For the drearier winter nights there is the long living room with its booming, crackling fire-place.



DIMENSIONS

Width over all.....31 ft. Ceiling height, 1st floor... 9 ft.
Depth over all.....40 ft. Ceiling height, 2nd floor... 8 ft.
Height of basement.....7 ft.

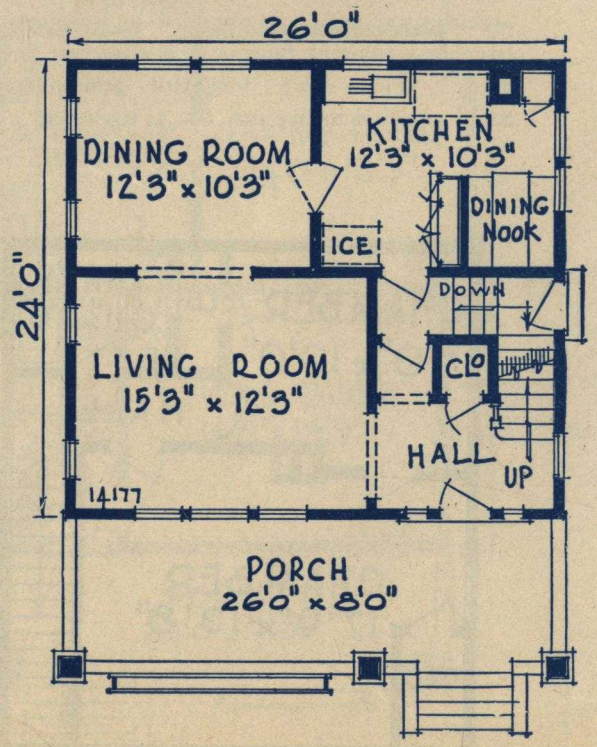


Size 26′ 0″x24′ 0″

Design 14177-B

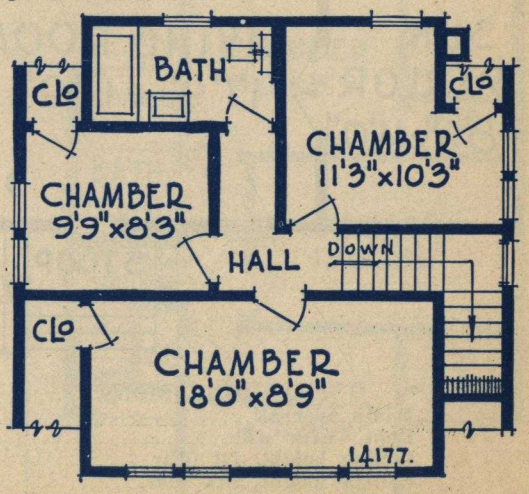
6 Rooms and Bath

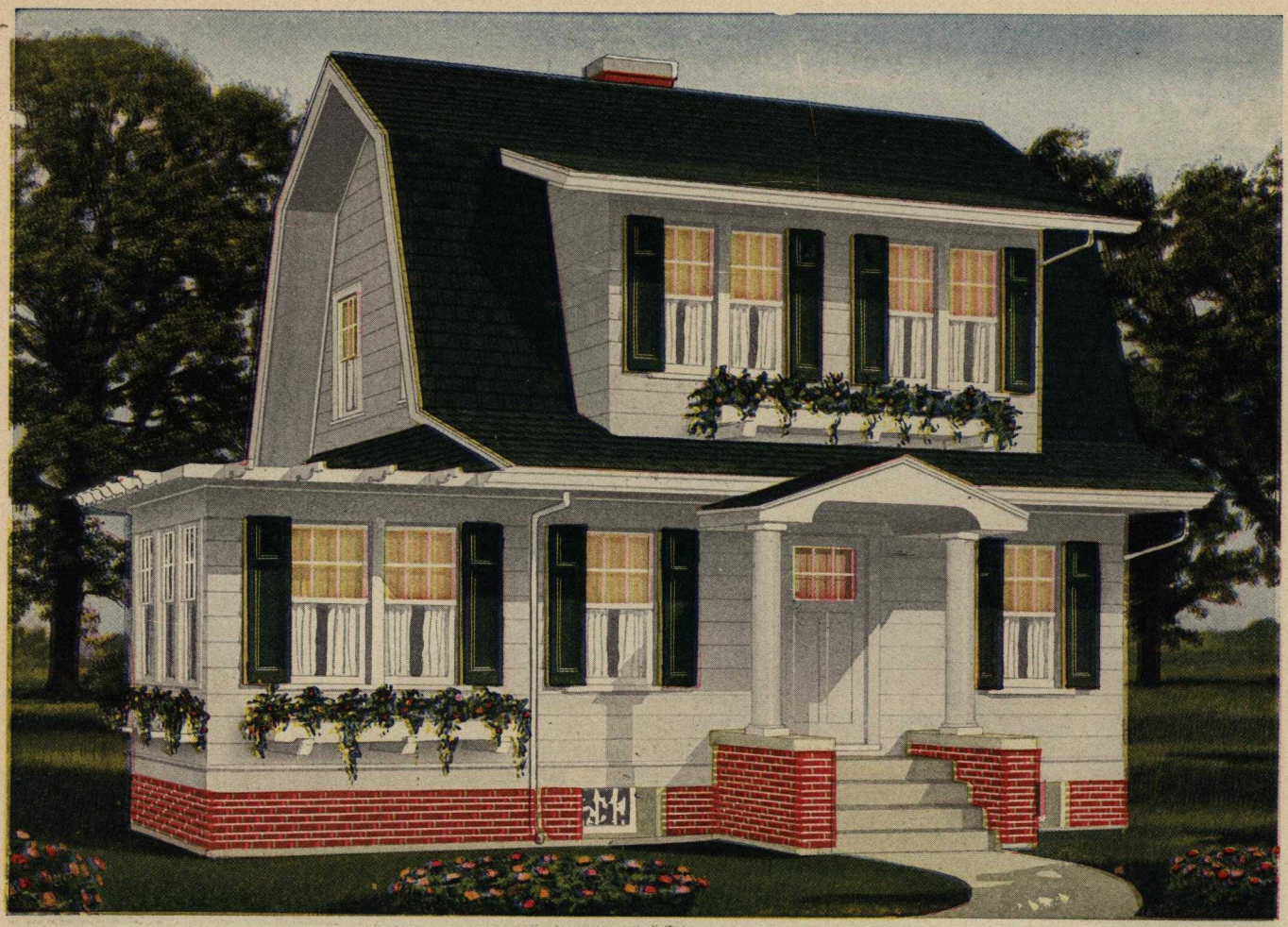
THE discriminating builders so often prefer this type of American home. The low, broad roof, commodious porch and the symmetrical proportions furnish an air of attractive individuality so much admired. Inside we find the same taste and symmetry of proportion exercised.



DIMENSIONS

Width over all	31 ft.
Depth over all	38 ft.
Ceiling height, 1st floor	8 ft. 6 in.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

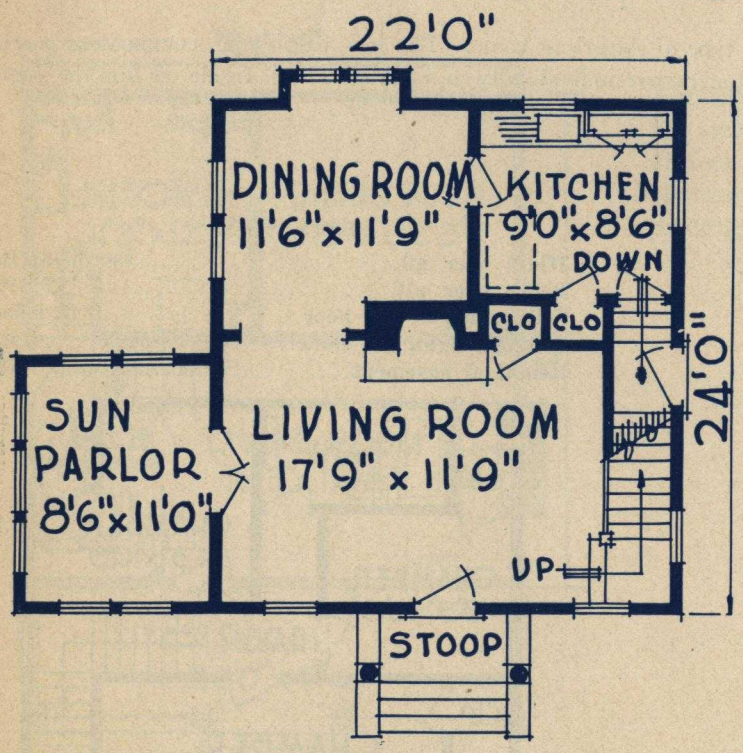




Size 22′ 0″x24′ 0″

Design 12639-B

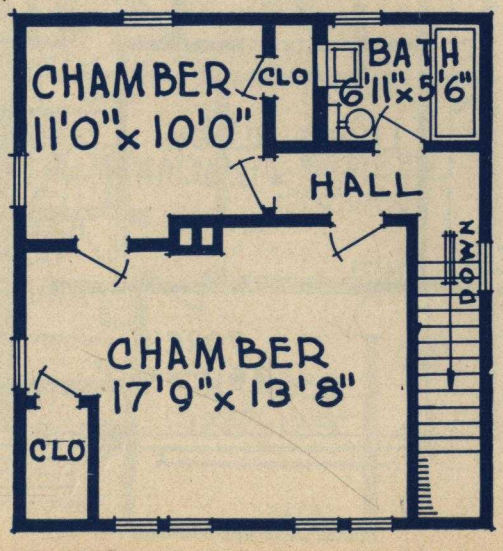
5 Rooms, Bath and Sun Parlor

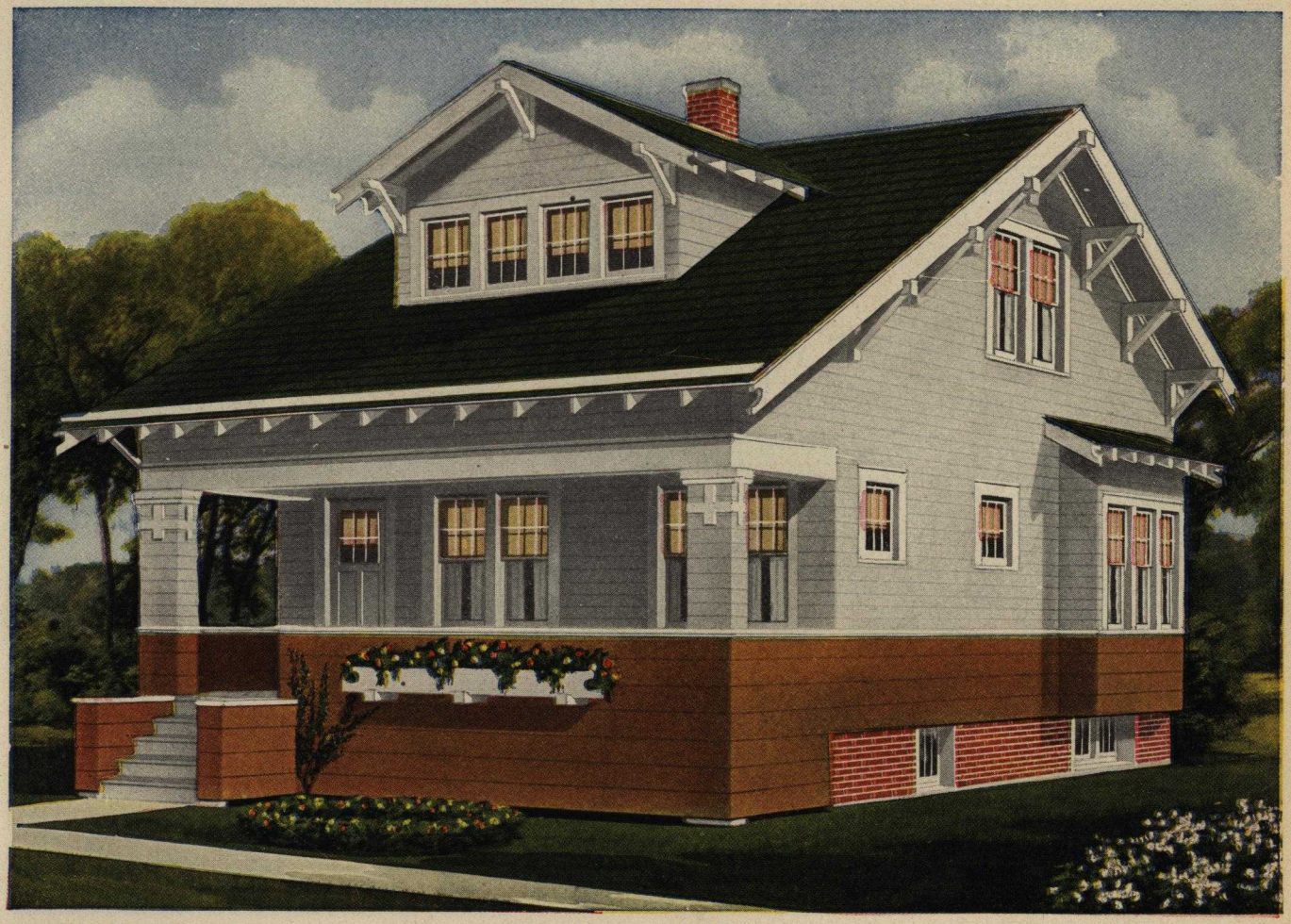


DIMENSIONS

Width over all	35 ft.
Depth over all	32 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

AN ADAPTATION of the Dutch Colonial so tasty, so consistent as to be an architectural gem. Surrounded by a velvety lawn and colorful flowers it is a picture indeed. What more delightful atmosphere could you find to live in?

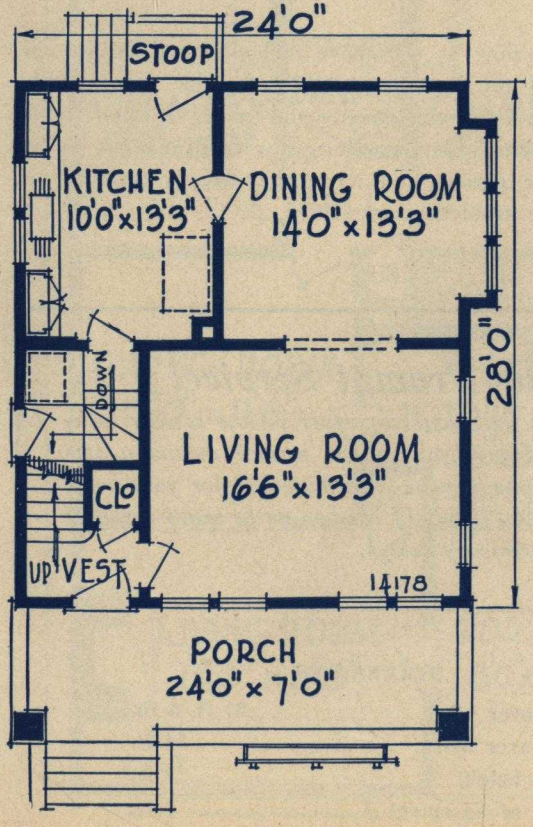




Size 24' 0"x28' 0"

Design 14178-B

6 Rooms and Bath

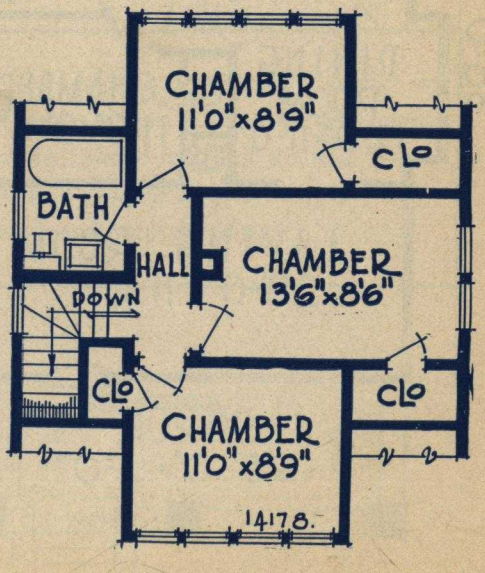


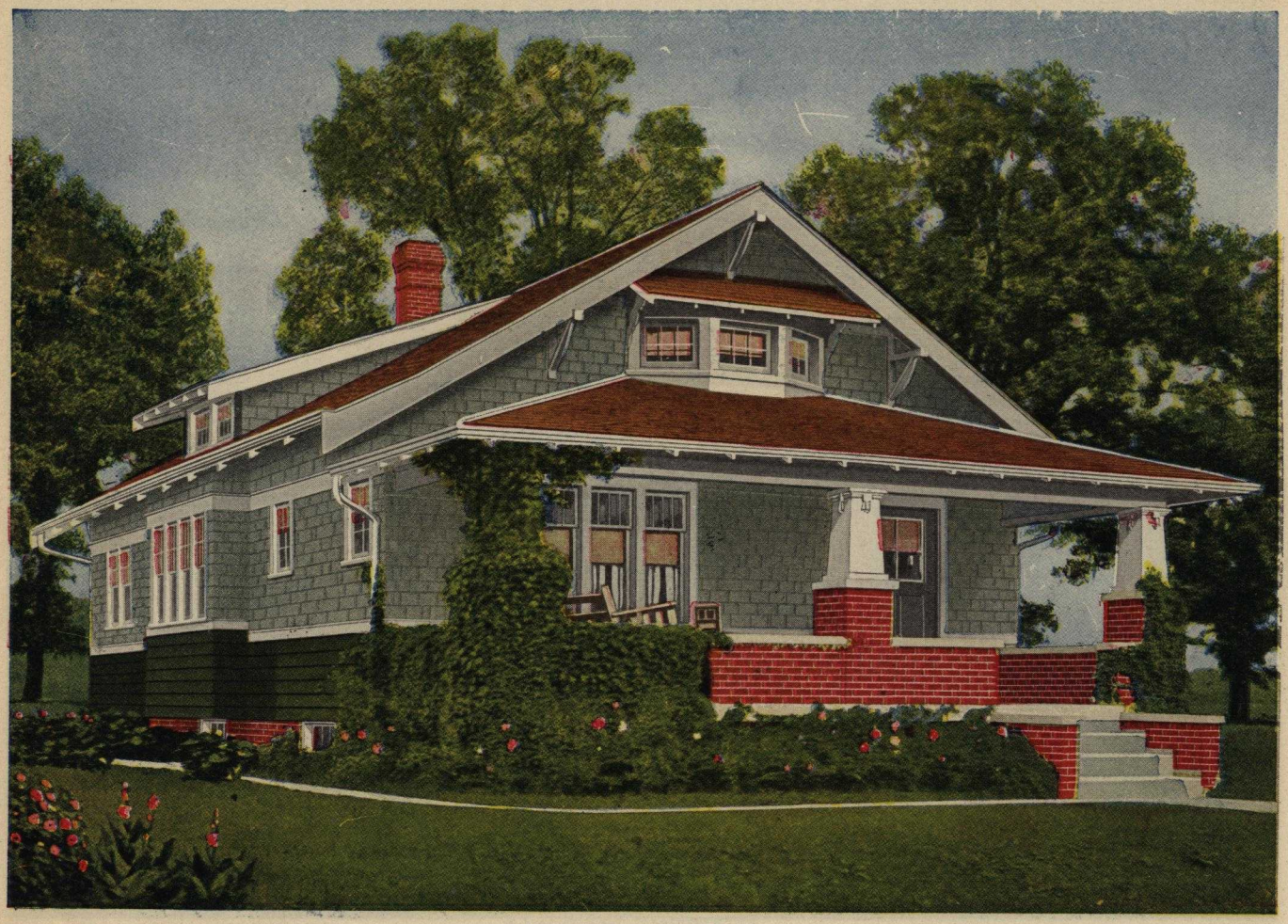
COMBINING the attractive appearance of a bungalow with the roominess of a two-story home. A careful inspection of the above picture and the floor plan will reveal how excellently this is done. It is very inexpensive to build.

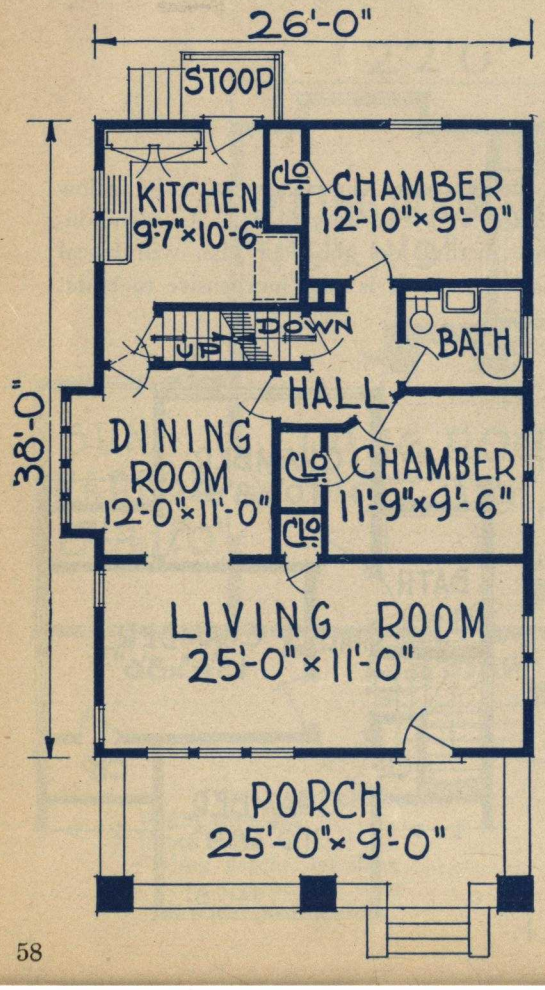
DIMENSIONS

Width over all	29 ft.
Depth over all	42 ft.
Ceiling Height, 1st floor	9 ft.
Ceiling Height, 2nd floor	8 ft.
Height of basement	7 ft.

These homes are modern and practical and have proven so in actual construction.







Design 12746-B

Size 26′ 0″x38′ 0″ **5 Rooms and Bath**

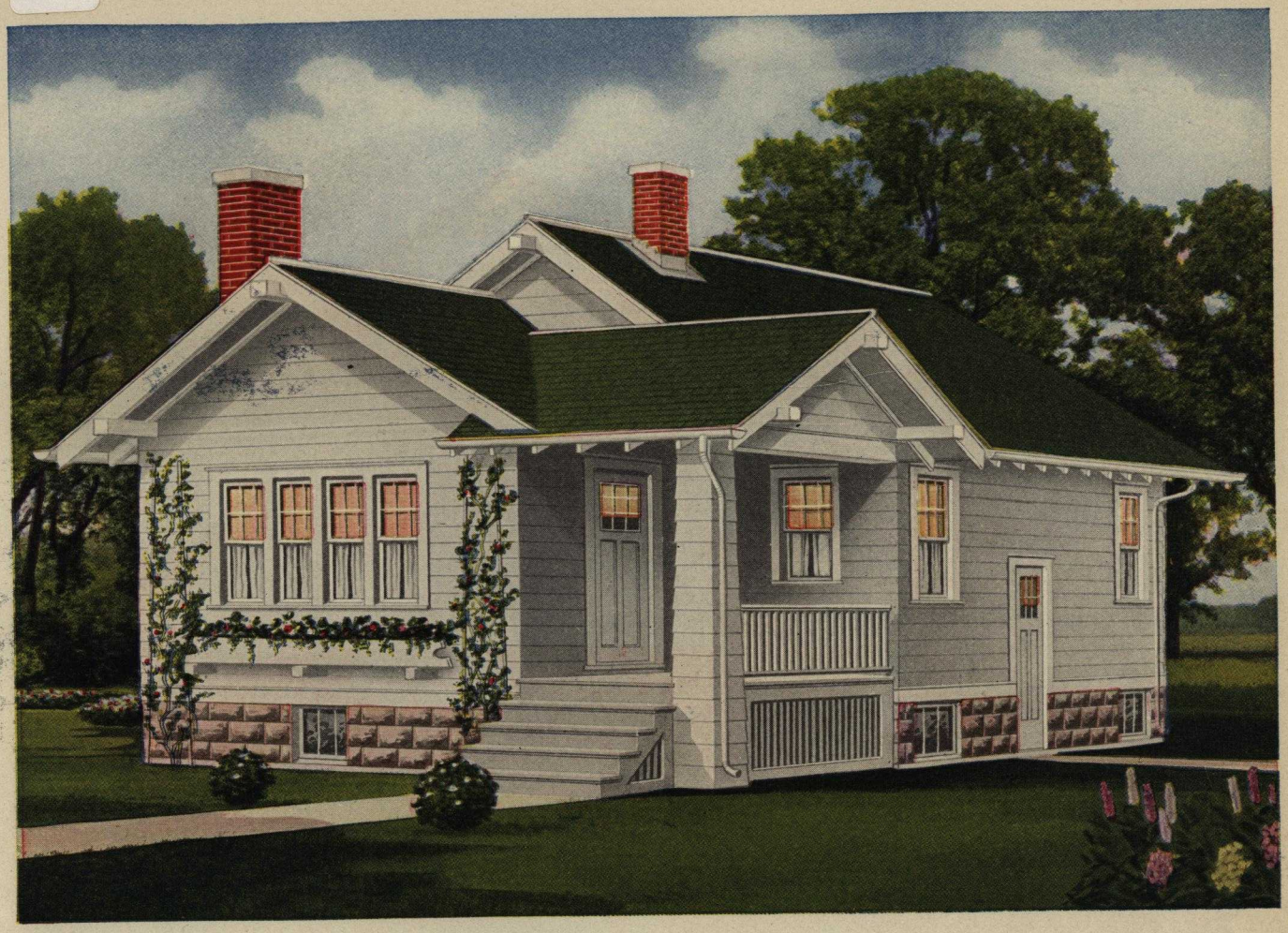
SUCH a bungalow as the above embodies and enjoys the advantage of the bungalow style. A wide front porch, large, airy rooms, and a convenience and saving of labor found in no other style of homes. Bungalows will always be in demand for these reasons and when they are as beautiful as the one above the problem seems solved.

Our Prompt Service!

Remember that your carpenter's time is very valuable, that's where our quick service means a tremendous saving to you. The materials for your home are delivered in plenty of time so as to avoid waste of labor or unnecessary delays.

DIMENSIONS

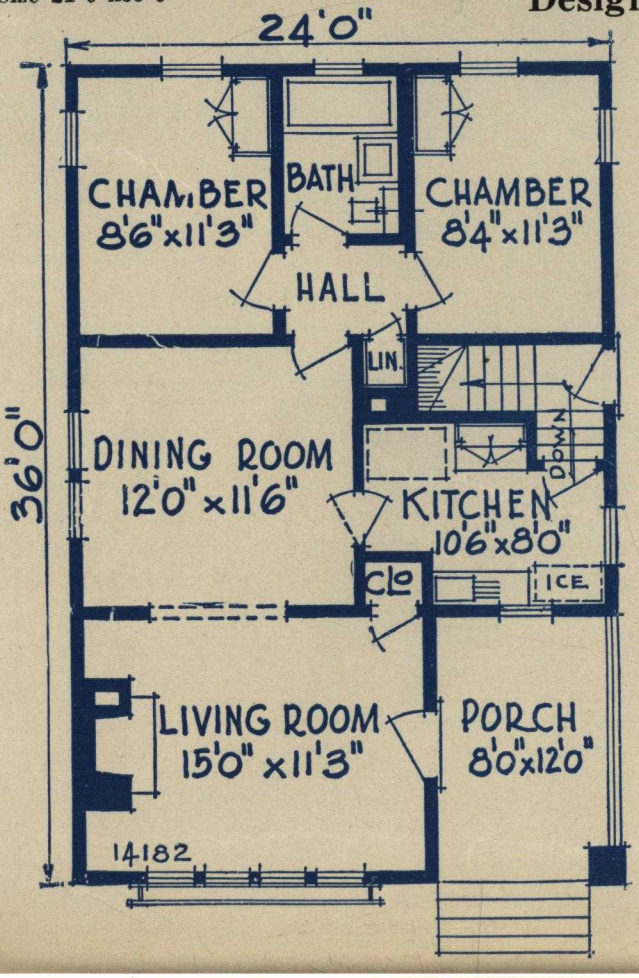
Width over all	**31 ft. 6 in.**
Depth over all	**54 ft.**
Ceiling height	**9 ft.**
Height of basement	**7 ft.**



Size 24' 0"x36' 0"

Design 14182-B

5 Rooms and Bath

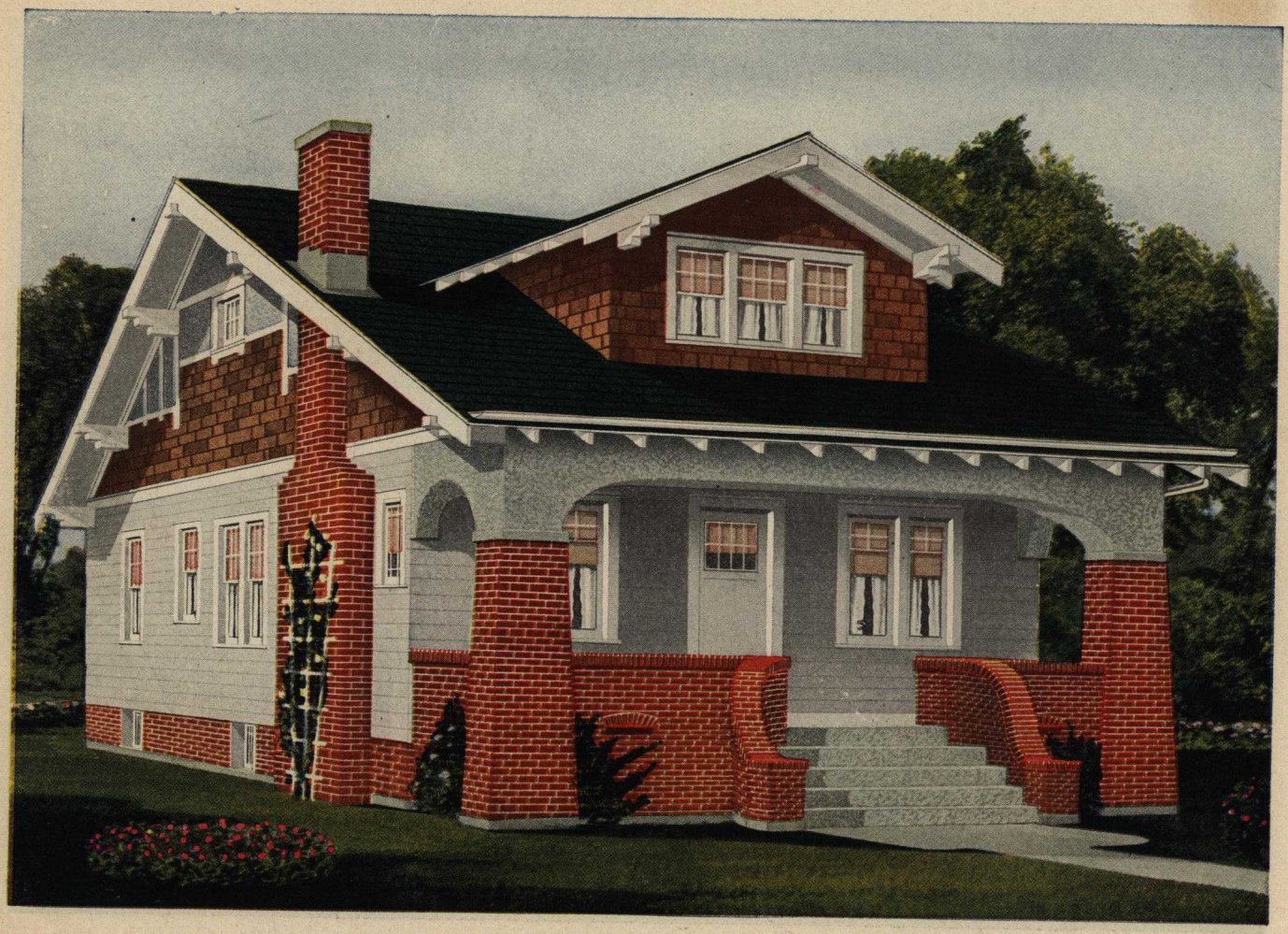


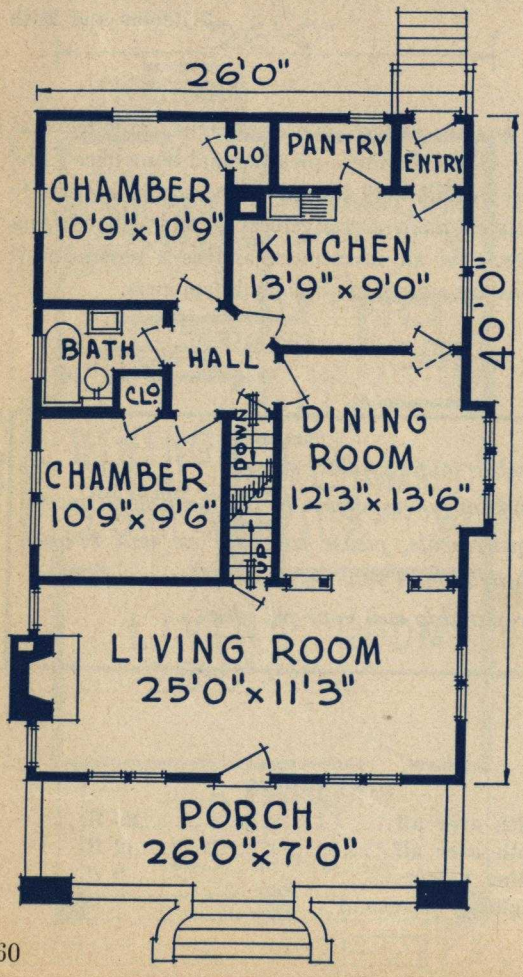
THIS quaint design expresses true architectural values. The exterior is pleasing and homelike. The well planned interior will appeal to the model housewife who appreciates modern conveniences and labor-saving arrangements. As an investment and as a possession it will be a constant source of pride and happiness.

Remember our special service! If plans or dimensions of homes shown in this book don't meet your requirements, please call and we will re-arrange plans to meet your needs, or if necessary have plans prepared to suit your pet ideas.

DIMENSIONS

Width over all	**28 ft.**
Depth over all	**42 ft.**
Ceiling height	**9 ft.**
Height of basement	**7 ft.**





Design 12591-B

Size 26′ 0″x40′ 0″ **5 Rooms and Bath**

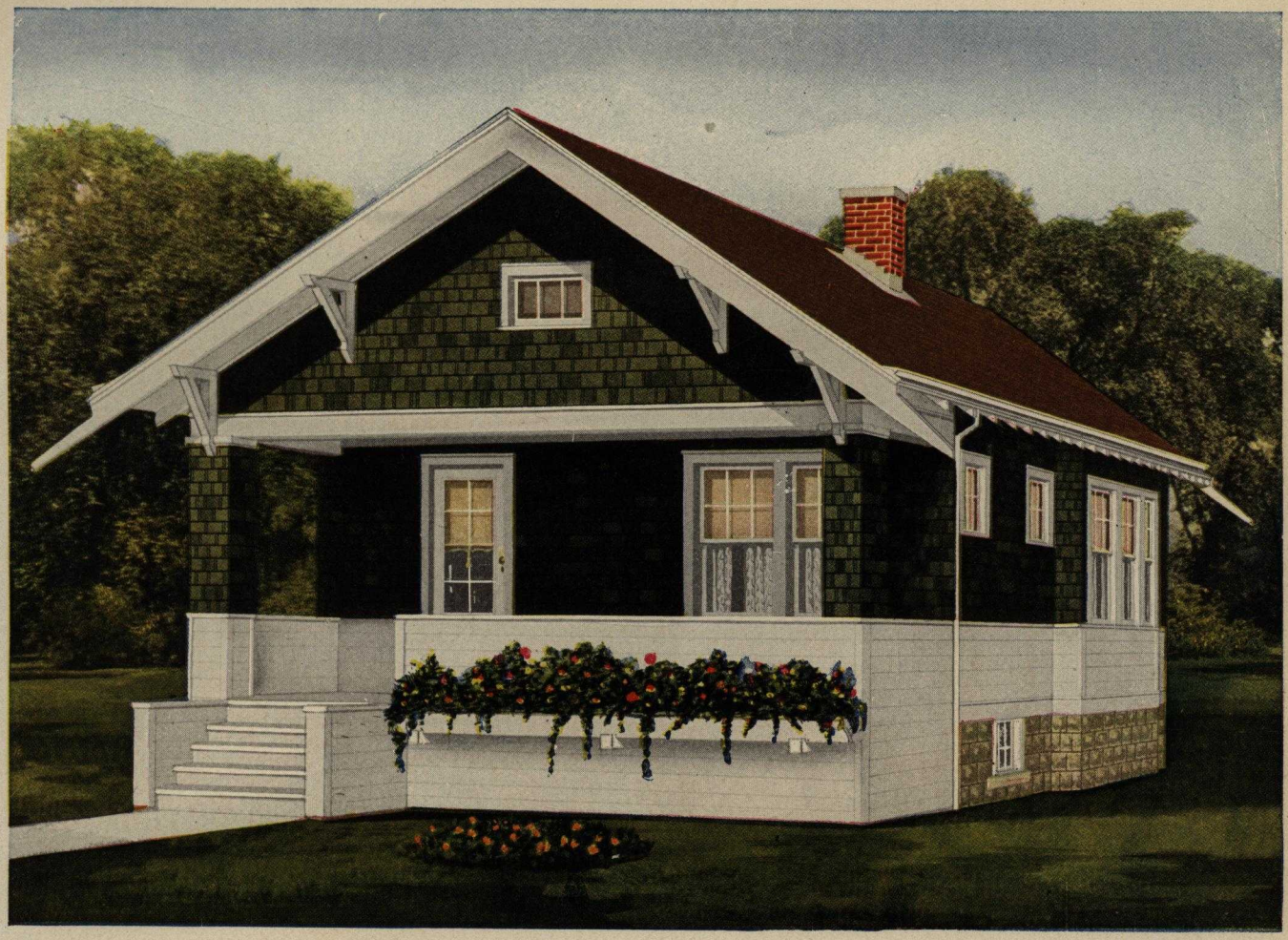
WHEN one has enjoyed the cordial hospitality of a friend's home, he is ever after craving an opportunity to reciprocate in his own home. The inviting hospitality of the above home will surely be approved by those who wish to share, unselfishly, their happiness with friends and guests. The floor plan is most thoughtfully arranged for convenience and comfort. Happy will be the occupants of this home.

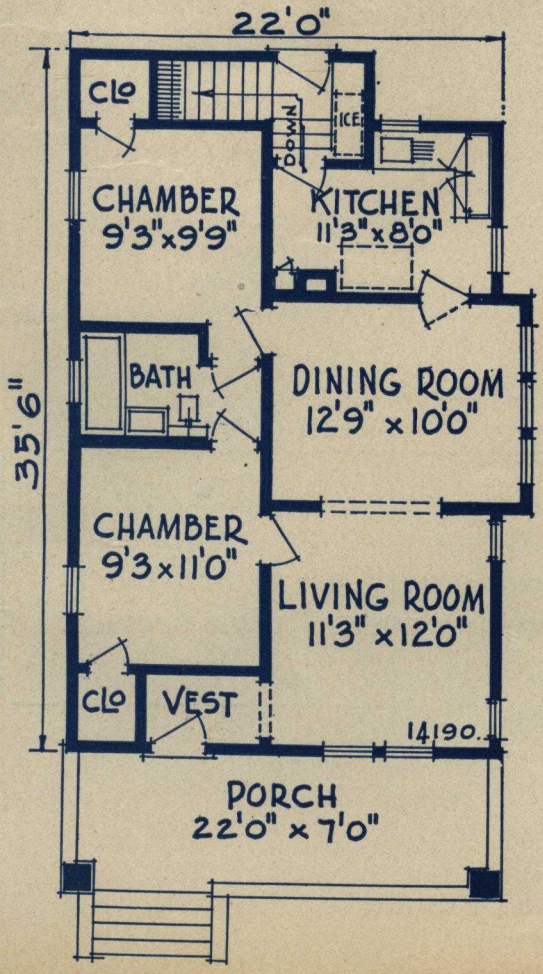
Plans Changed to Your Order

Any plan in this book can be reversed to give the exposure desired. In other words, if a living room is shown on the left side of the house it can be placed on the right side without any difficulty whatever. Let us know whether you want your plans as shown in the book or whether reversed. We want to serve you, to meet your most exacting requirements.

DIMENSIONS

Width over all	**31 ft.**
Depth over all	**57 ft.**
Ceiling height	**9 ft.**
Height of basement	**7 ft.**





Design 14190-B

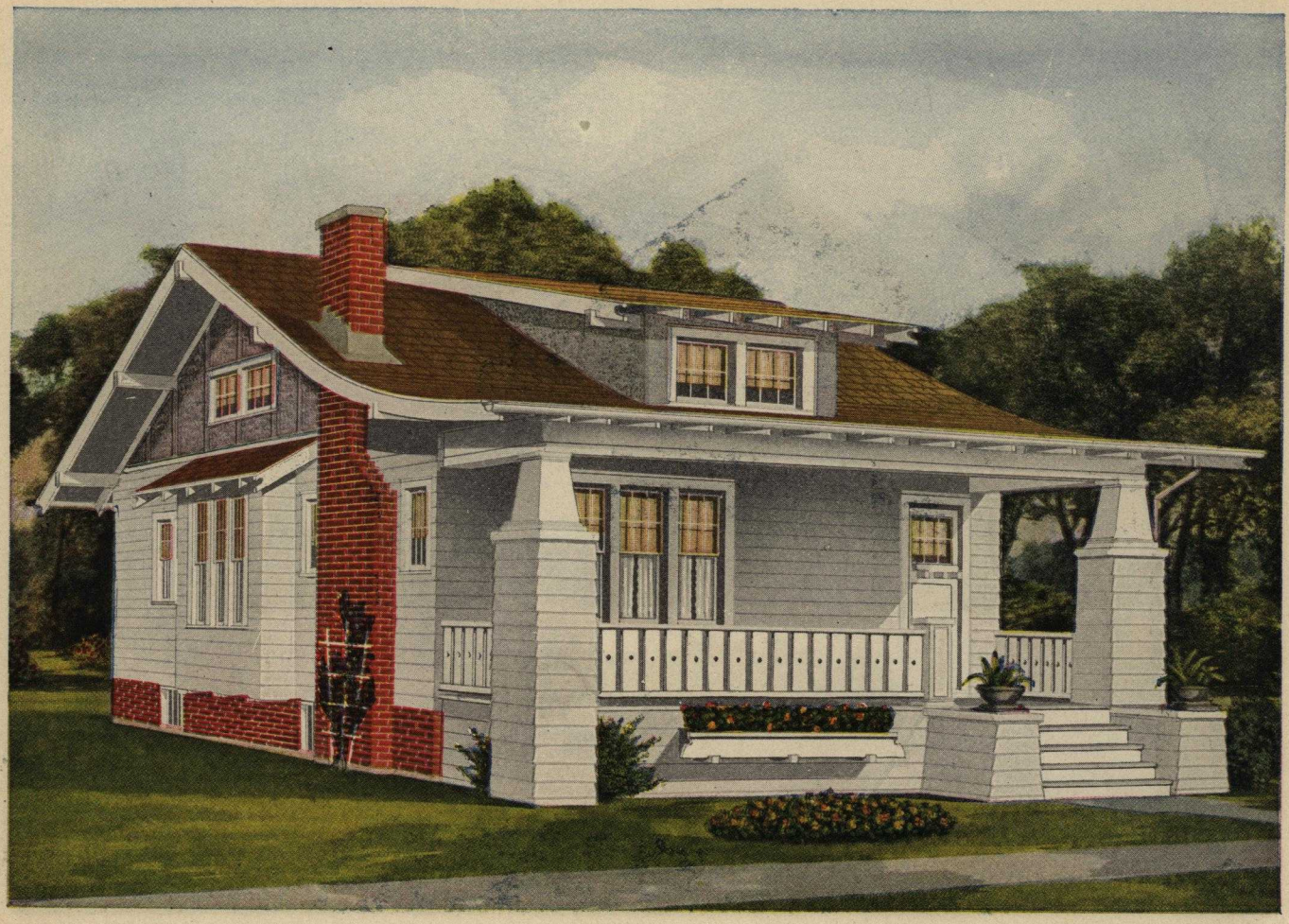
Size 22′ 0″x35′ 6″ **5 Rooms and Bath**

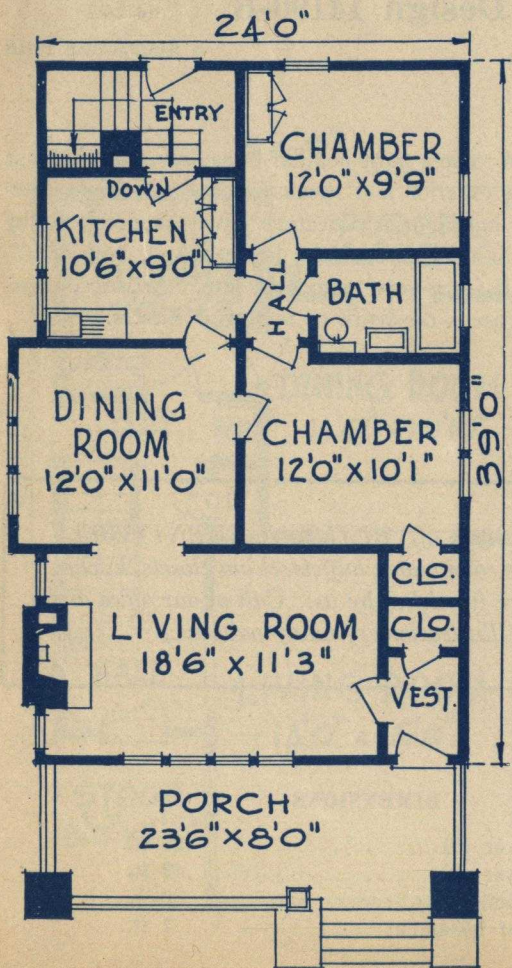
THIS has proved to be a most popular bungalow, both because of its attractive exterior and because of its convenient interior. All rooms on one floor is a feature always appreciated by the housewife who has the care of the home. And, best of all, this home can be built for a very reasonable sum. Artistic designs without increase in cost is the work of master architects.

Very latest designs of "BUILT-IN FURNITURE," such as bookcase colonnades, buffets, china closets, kitchen cabinets, etc., are furnished by us. Call at our office and let us show you illustrations of many patterns.

DIMENSIONS

Width over all	**28 ft.**
Depth over all	**49 ft.**
Ceiling height	**9 ft.**
Height of basement	**7 ft.**





Design 12641-B

Size 24′ 0″x39′ 0″ **5 Rooms and Bath**

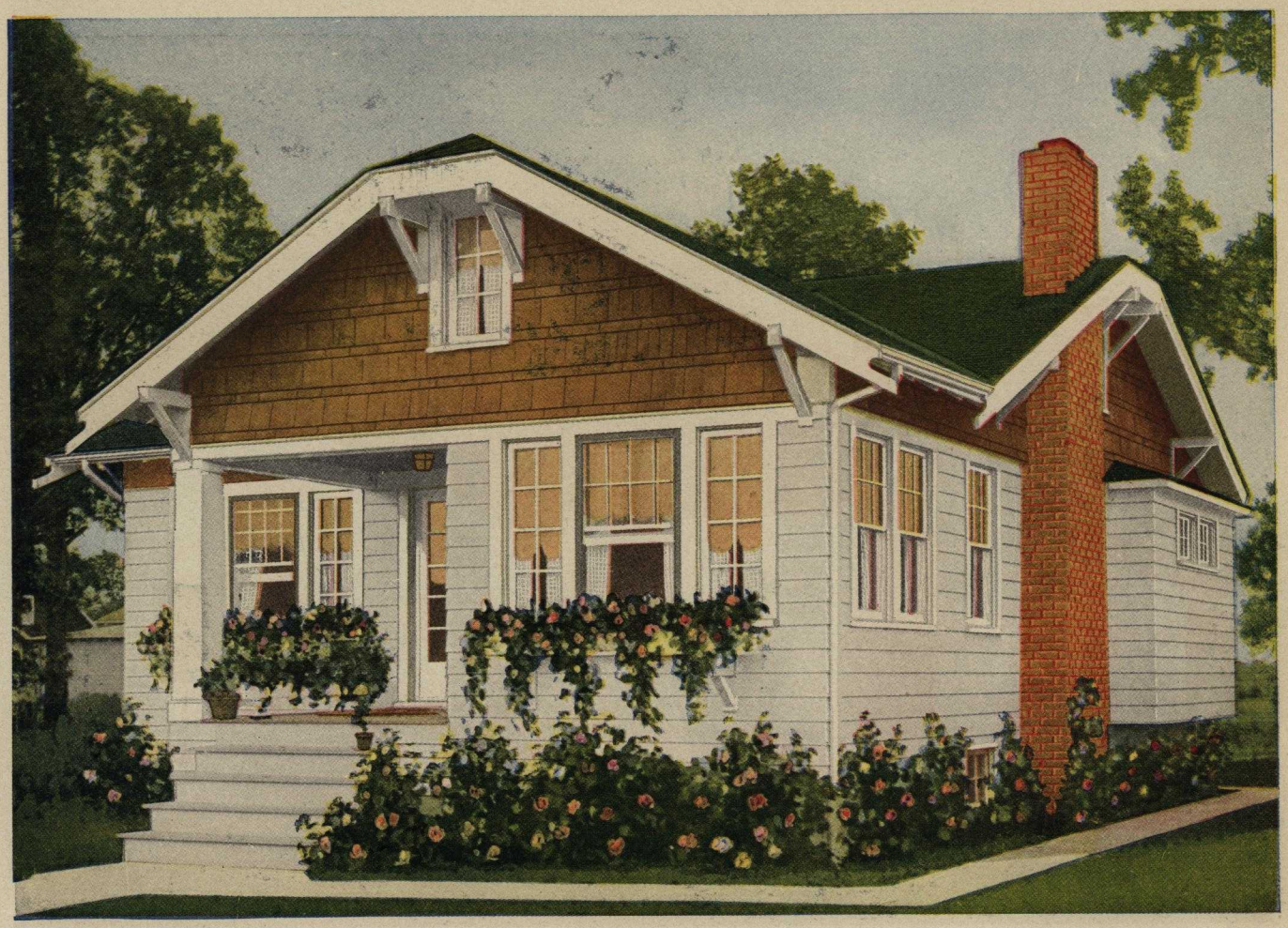
A HOME that sells often, is popular. The reason, perhaps, is because the builder secures the maximum number of rooms, general space and convenience for the least amount of money.

Large, well arranged rooms with plenty of closets form the chief requirement of the average builder. All are secured in this plan.

Floor plans can be changed to suit our customers' needs or wishes. Ask about our special plan service.

DIMENSIONS

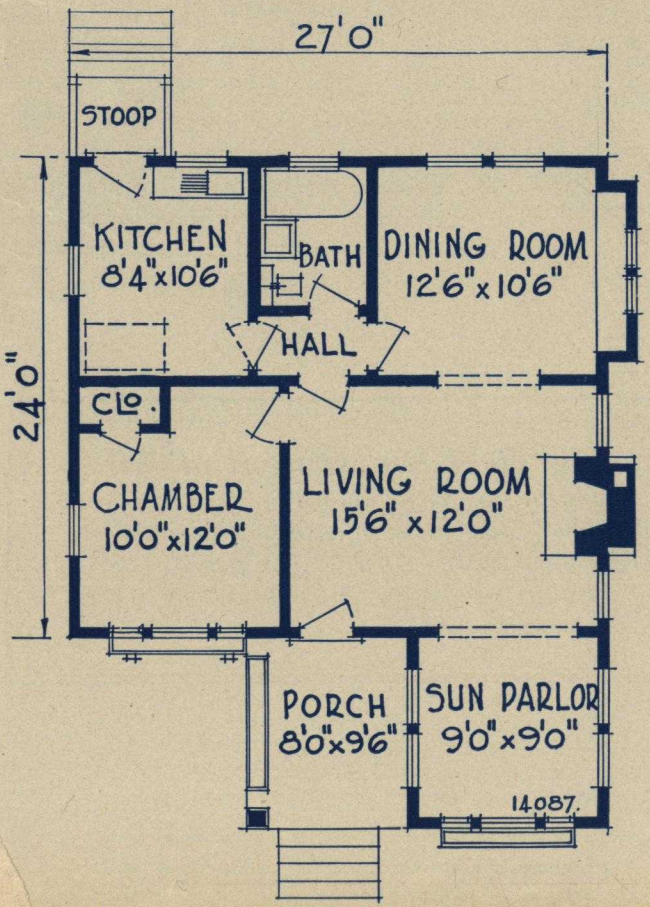
Width over all	**29 ft. 6 in.**
Depth over all	**53 ft. 6 in.**
Ceiling height	**9 ft.**
Height of basement	**7 ft.**



Size 27' 0"x33' 6"

Design 14087-B

4 Rooms, Bath and Sun Parlor



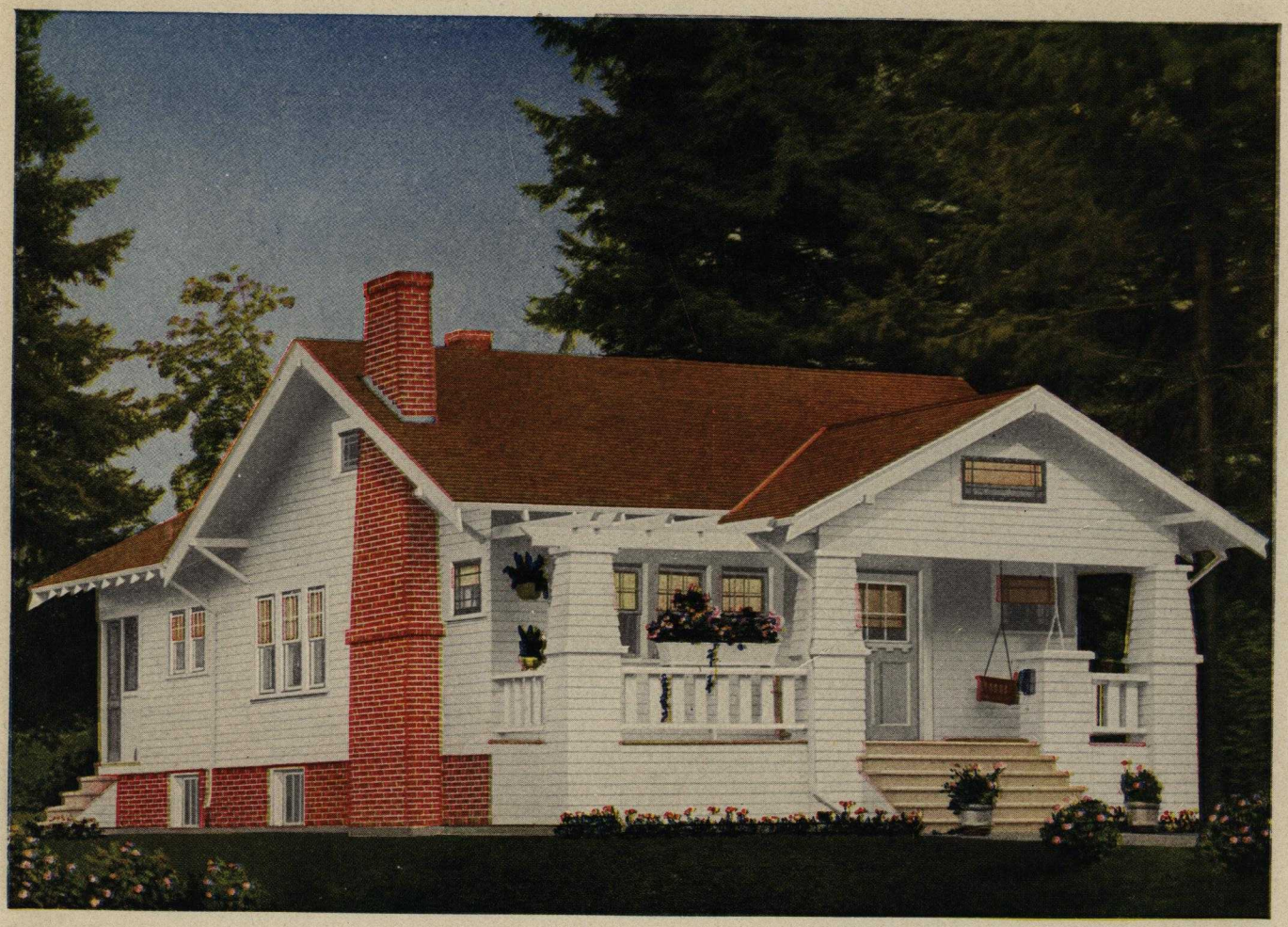
EXAMINE closely the picture of this home. It is bright, homelike, artistic and inviting—all that one would desire. The entire building is a creation of symmetrical design. The shingled walls with the hanging rafters are effective in producing this bungalow home. Four large rooms are planned for the interior. This simple arrangement of rooms is offered as being the most economical and the most convenient for your money.

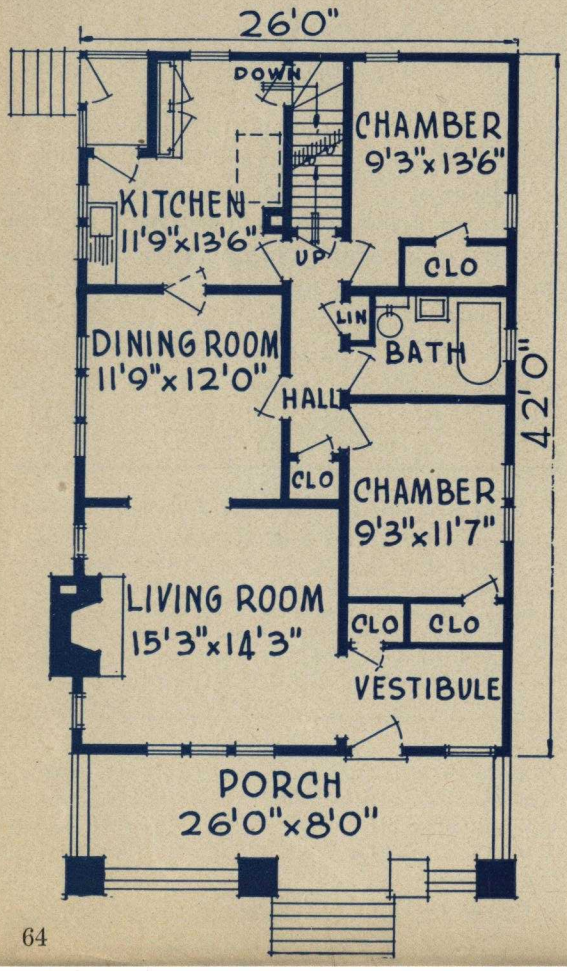
Don't Hesitate to Ask Questions

Remember that you are building a home and whether it is small or a large dwelling you want first-class construction and high-grade material. Therefore, all questions regarding construction, inspection, quality of material, delivery and costs should be carefully considered and decided. Ask us any question; it is your right. We want you to be a satisfied home owner.

DIMENSIONS

Width over all	**31 ft.**
Depth over all	**45 ft.**
Ceiling height	**8 ft. 6 in.**
Height of basement	**7 ft.**





Design 12855-B

Size 26′ 0″x42′ 0″ **5 Rooms and Bath**

A BUNGALOW in the conventional style yet individually conceived. For instance, the half open porch and the broken roof lines are distinctive. When we visualize the completed interior we find that the same good taste has been exercised in the arrangement and proportioning of the rooms.

The Best Investment of All

No matter what home you may select that is shown in this book, your choice means a sound investment—for the homes that we illustrate here represent the best to be had as to attractiveness, practicability and economical construction.

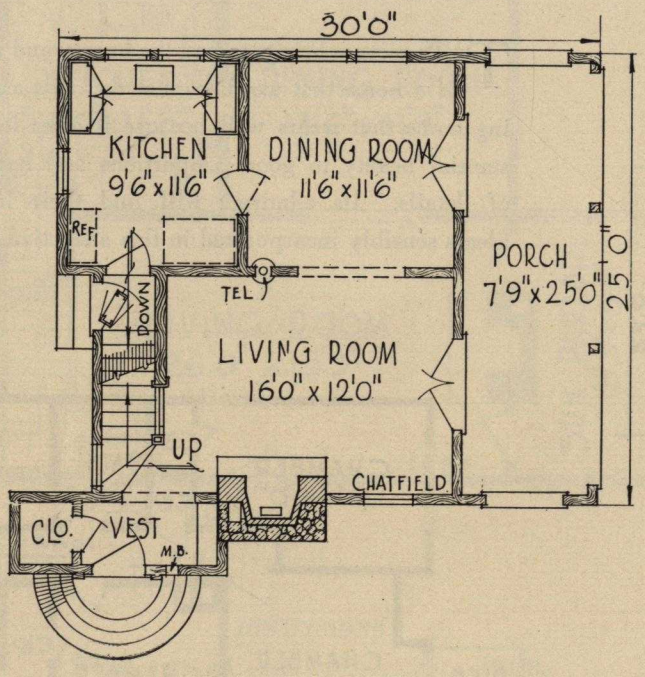
DIMENSIONS

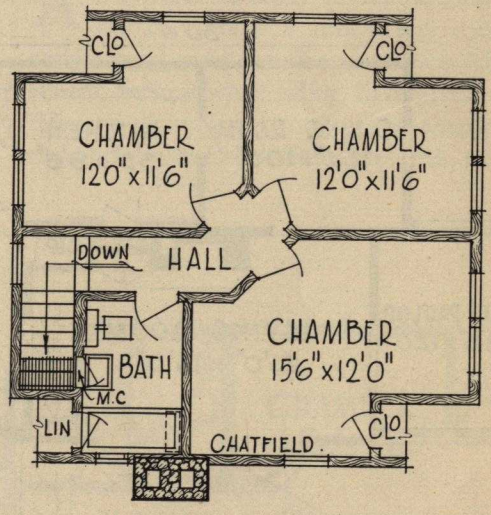
Width over all	**31 ft.**
Depth over all	**56 ft.**
Ceiling height	**9 ft.**
Height of basement	**7 ft.**

Size 30'0" x 25'0"

6 Rooms and Bath

The CHATFIELD





DIMENSIONS

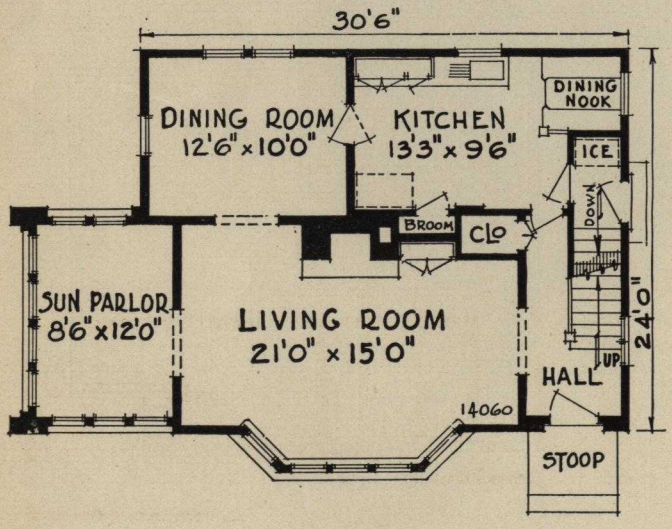
Width over all	35' 0"
Depth over all	34' 0"
Ceiling height, 2nd floor	8' 0"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Plans Changed Our service department stands ready to assist you in revising any design shown in this book to meet your requirements.

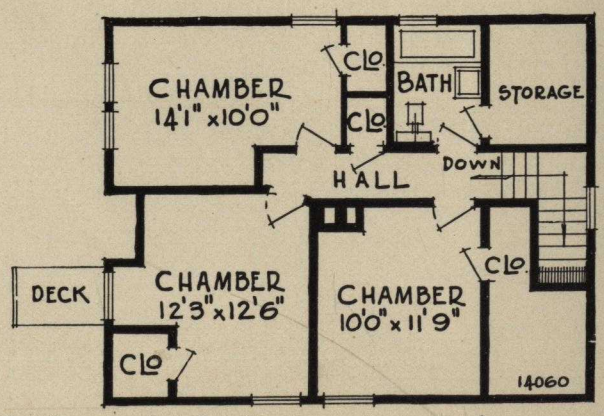
Size 30' 6"x24' 0"

Design 14060-B

6 Rooms, Bath, Sun Parlor and Dining Nook



THIS picture brings to you the beauty and merits of a home that words cannot do. It's a pleasing home that wears well because it owes its substantial beauty to good proportions and harmony of details. Its admirers will find their highest ideals sensibly incorporated in this attractive home.



DIMENSIONS

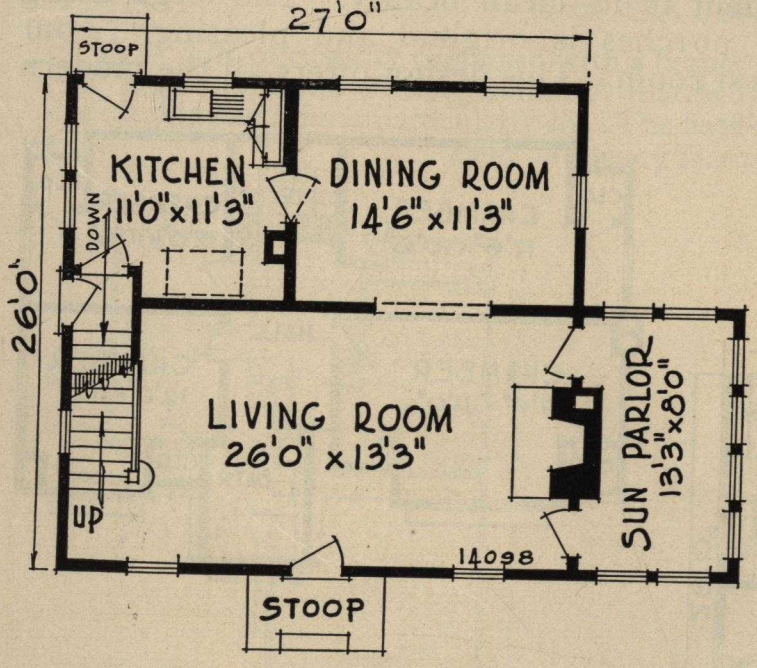
Width over all	**40 ft. 6 in.**
Depth over all	**31 ft.**
Ceiling height, 1st floor	**8 ft. 6 in.**
Ceiling height, 2nd floor	**8 ft.**
Height of basement	**7 ft.**

Plans Reversed If desired, we can furnish necessary information for reversing the plans to meet your needs.

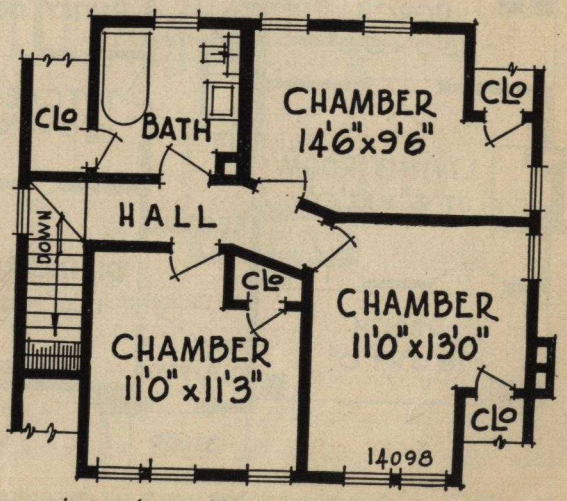
Size 27′ 0″x26′ 0

Design 14098-B

6 Rooms, Bath and Sun Parlor



A PLEASING study in roof angles. It can be a home of rare beauty with its architectural excellence if a tasty color scheme is used, such as white siding, dark green shutters and light green roof. The interior is thoughtfully and completely executed.



DIMENSIONS

Width over all	36 ft.
Depth over all	33 ft.
Ceiling height, 1st floor	8 ft. 6 in.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

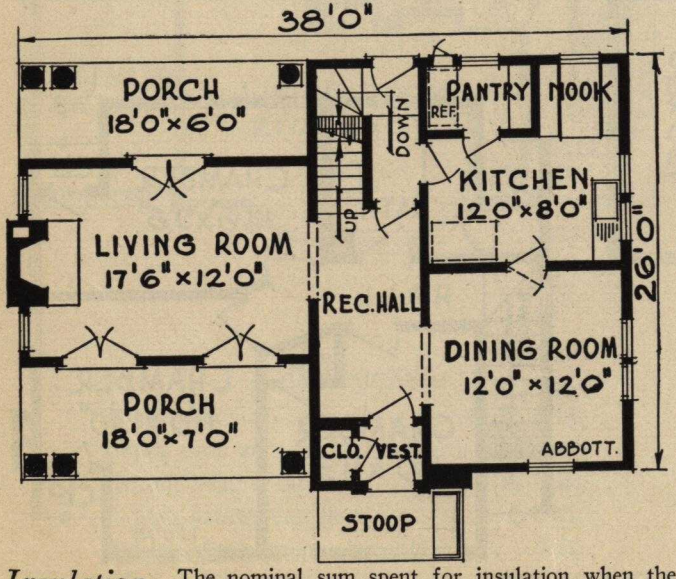
Homes for Corner Lot Consult us regarding any plan which you may select and we will show you how it can be made suitable for a corner lot.

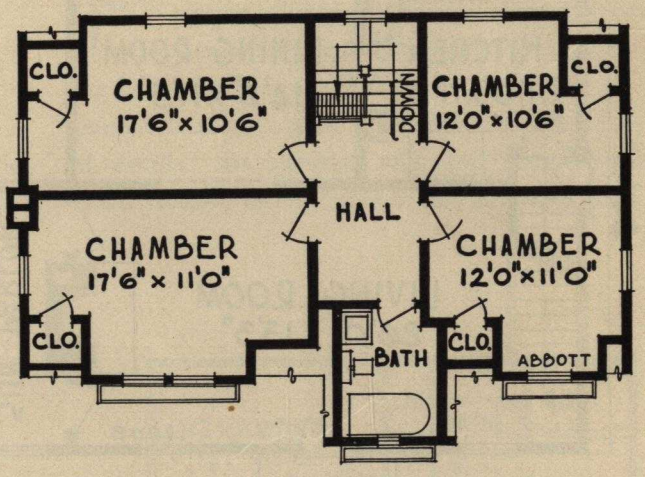
Size 33'0" x 26'0"

"The ABBOTT"

7 Rooms, Bath and Nook

AN INTRIGUING home resplendent in its clean beauty. The large living room flanked by two pillared porches is original and pleasing. Four chambers upstairs provide ample guest room. This design offers all the modern conveniences so necessary to the discriminating housekeeper.

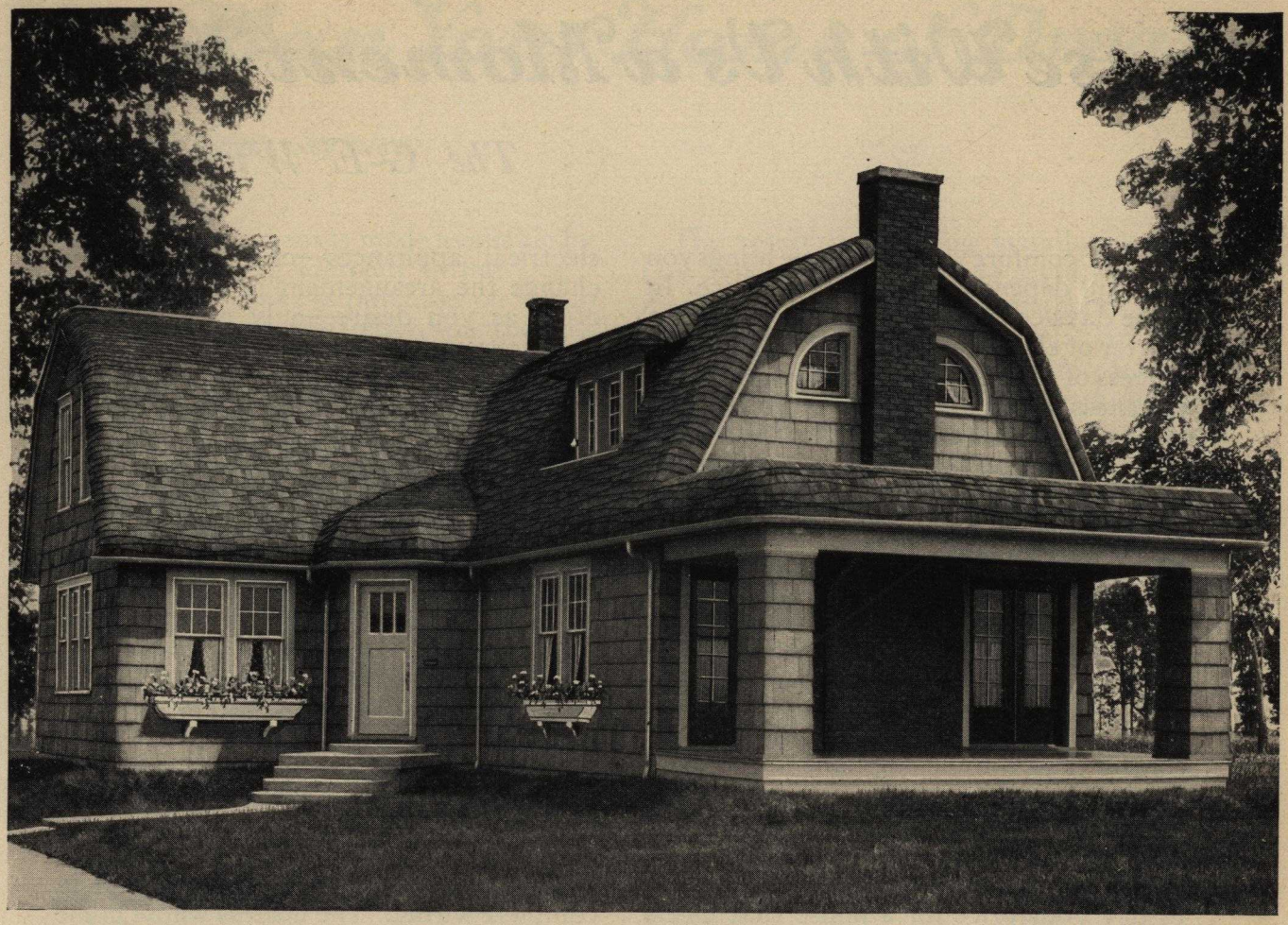




DIMENSIONS

Width over all	39' 6"
Depth over all	32' 6"
Ceiling height, 1st floor	9' 0"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Insulation The nominal sum spent for insulation when the new home is under construction will be returned many times over in the saving of fuel and the comfort which an insulated house insures.

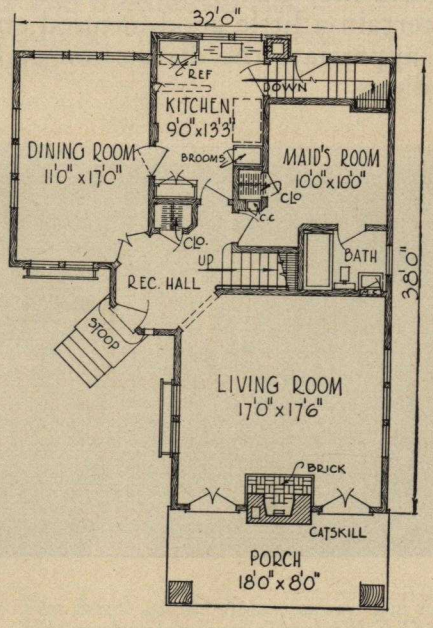


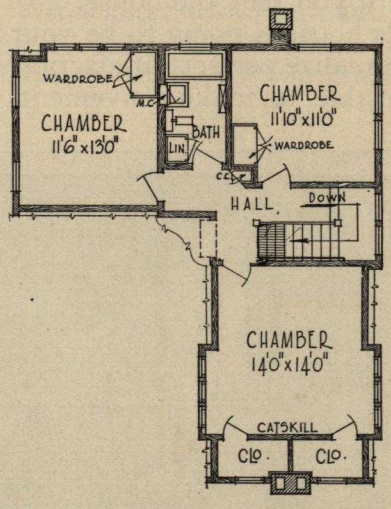
Size 32'0" x 38'0"

7 Rooms and 2 Baths

The CATSKILL

AN AIR of rusticity combined with a beauty of color and line makes the "Catskill" a unique and effective home. A thatched roof is always fetching and when used with shingled sides is particularly so. The floor plan reveals the excellence of arrangement and many features included.





DIMENSIONS

Width over all	34' 6"
Depth over all	50' 0"
Ceiling height, first floor	8' 6"
Ceiling height, second floor	8' 0"
Height of basement	7' 0"

Stained Shingles Are desirable because they will last as long as the home. Any number of color schemes for side walls and roofs are made possible through their use.

Pause With Us a Moment When

The G-E Wiring System

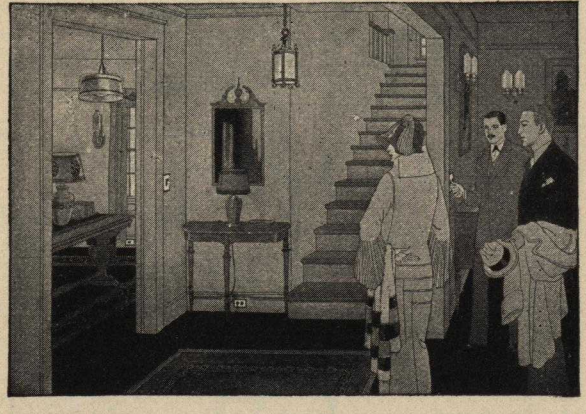
THE comfort your new home brings you will depend upon its convenience. In these days convenience is, in large part, a matter of electrical service, and the effectiveness of this service depends on the completeness of the wiring installation. Complete wiring is neither complicated nor expensive. If you are preparing to build a new home, you will plan your plumbing system as a unit and you will make sure that it is complete. At the same time and for the same reason, you will appreciate the economy of building a complete electrical system into the structure as it is erected.

A complete wiring installation provides for all the electric lights, for their proper control, and for the appliances that you or a future occupant of your house may some day want to use. The value to a future owner is really its value to you—that is, he will be more likely to buy and to pay your price for a house that meets *his* electrical requirements. When you install complete wiring, you put into your house a value far in excess of the small sum which it costs—value that will be returned to you in full if you should ever sell, and that will bring its own annual interest if you rent the house.

If this house is going to be your home, you can realize perfect satisfaction only if you are able to make convenient use of electrical appliances—only as you can change the arrangement of the lamps as often as you desire—only as you make electricity a servant who follows or precedes you from room to room, ready at every point to light your way and lighten your labor.

Complete wiring is the road to a hundred comforts. Electric heating devices—percolators, urns, toasters, grills, and the like are available on the porch or in the sun parlor in summer, in the dining room and the living room at all times, and, when occasion requires, in the bedrooms and sick-room. Electric fans supply cooling breezes and keep the air fresh in any part of the house; electric heaters make cozy the cold corners in fall and winter; while electric curling irons, heating pads, and flatirons can be moved about and used at any convenient point.

There is, too, an undeniable prestige in complete wiring. The hostess whose home is made distinctive by the refinement of soft lights rightly placed, and controlled by the touch of a switch—who can offer her guests dainty dishes prepared in beautiful electrical heating devices—is one whom acquaintances love to visit and whose taste they admire even while they may entertain a little good-natured envy as they appreciate the distinction of her surroundings.



The handy tumbler switch and the convenience outlet in the hall are parts of the G-E Wiring System. They stand for ease of control and convenience of use.

The G-E Wiring System not only makes ample provision for correct lighting but also for the use of the many electrical appliances that make for comfort and convenience.

You Plan Your Home of Dreams

—*for lifetime service*

All this enjoyment is made available by the installation of complete wiring.

When you make a purchase on which you depend for *lifetime service*, your thought is "how good" rather than "how cheap." This is especially true when the best costs but little more than an inferior product. It is in the highest degree true of a wiring installation. You must make the *original* installation both adequate and convenient. You will never see the most important part—the part that is hidden behind the walls; you cannot inspect it before buying. How then shall you choose?

One sure and safe way is to specify a G-E Wiring System.

The G-E Wiring System is a system of housewiring each part of which is designed and made by one manufacturer, the General Electric Company. A system of housewiring in which adequate outlets conveniently controlled render a complete and permanent service.

The G-E Wiring System is a unit installation planned by leading architects and engineers, each part of which is designed and made to fit the other.

The G-E Wiring System is installed by a group of electrical contractors who are equipped to plan for adequacy, convenience and lifetime service.

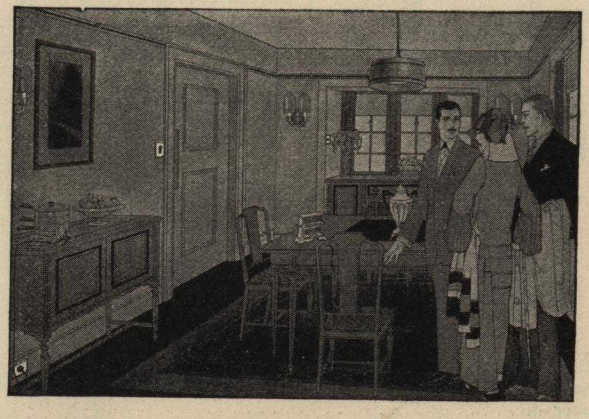
Material is guaranteed by General Electric.

The result is a wiring installation—a G-E Wiring System—made up of quality material assuring safety, permanence and full value for money expended. An installation providing for adequate control and proper distribution of light through proper location of outlets and switches. An installation which assures convenient sources of current for lamps and appliances.

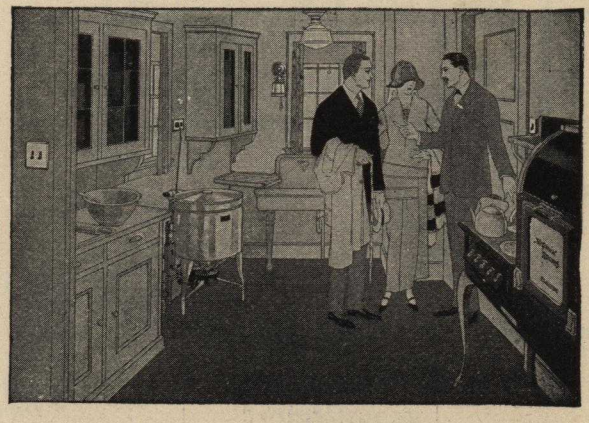
To aid you in planning the wiring of your home, a forty-page book has been published. This book, *The Home of a Hundred Comforts*, is a treatise on housewiring containing a description on the proper layout of the wiring for each room, and in addition, detailed floor plans showing the application of the general principles contained in the descriptive matter.

You may obtain a copy by addressing the Merchandise Department, General Electric Company, 1285 Boston Ave., Bridgeport, Connecticut. Write for your copy. Study it. Learn how convenient electrical service can be made.

Go to an electrical contractor who installs the G-E Wiring System and with the aid of *The Home of a Hundred Comforts*, plan with him the wiring of your new home. Wires laid back of lath and plaster are there to stay. Do it right. Install a G-E Wiring System—for lifetime service.



The heart of the home where the G-E Wiring System amply provides for all the convenience essential to comfortable living.



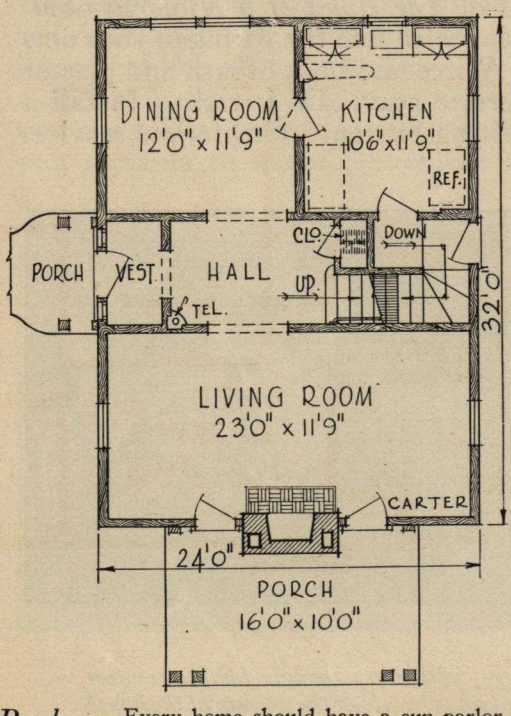
Here, with every thought for the comfort and convenience of the woman of the house the G-E Wiring System proves its value.

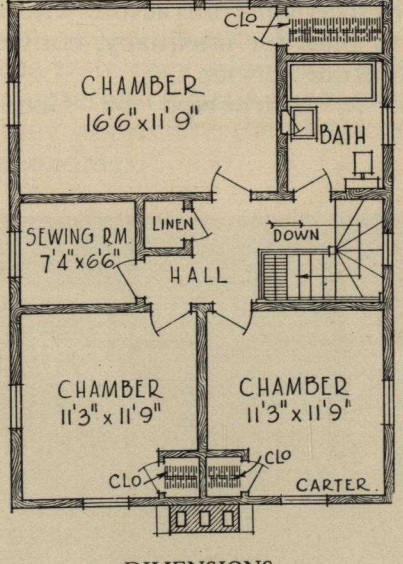
Size 24′0″ x 32′0″

6 Rooms, Bath and Sewing Room

The CARTER

THE shingled exterior, the asbestos shingle roof, the well planned interior and the many modern conveniences all combine to make a most desirable colonial home.





DIMENSIONS

Width over all	34′ 6″
Depth over all	43′ 6″
Ceiling height, first floor	8′ 6″
Ceiling height, second floor	8′ 0″
Height of basement	7′ 0″

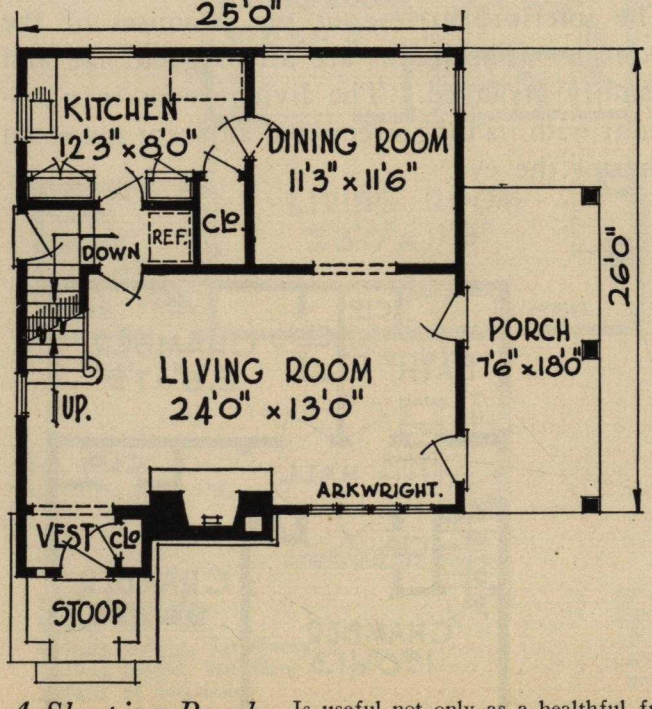
Sun Parlor Every home should have a sun parlor where space permits. The cost of adding a sun parlor to your home will more than be repaid in the comfort and cheerfulness which it gives.

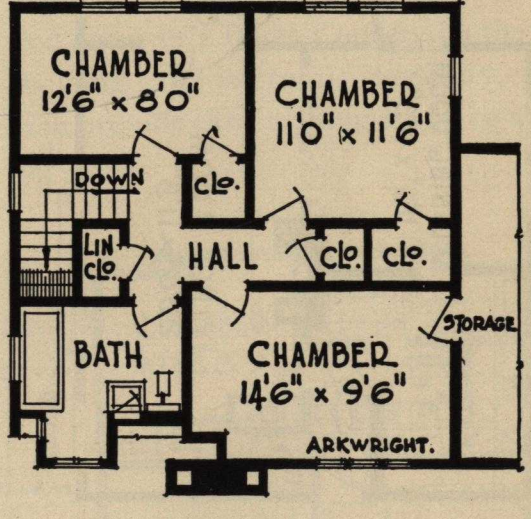
Size 25'0" x 26'0"

"The ARKWRIGHT"

6 Rooms and Bath

STUCCO, shingles, and brick are blended into one harmonious whole. The chimney is an architectural gem. Spacious rooms make the "Arkwright" comfortable, as well as distinctive.





DIMENSIONS

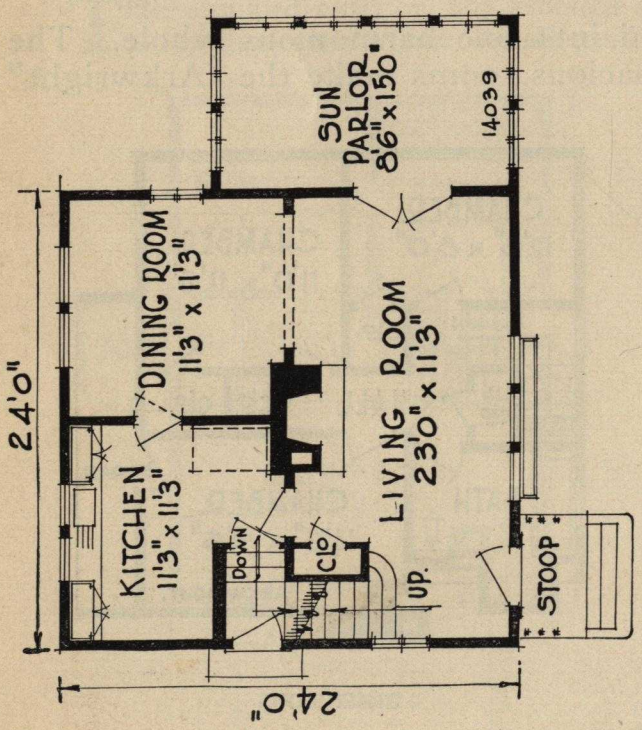
Width over all	**34' 6"**
Depth over all	**36' 6"**
Ceiling height, 1st floor	**8' 6"**
Ceiling height, 2nd floor	**8' 0"**
Height of basement	**7' 0"**

A Sleeping Porch Is useful not only as a healthful fresh air sleeping room but as a spare bedroom, when needed.

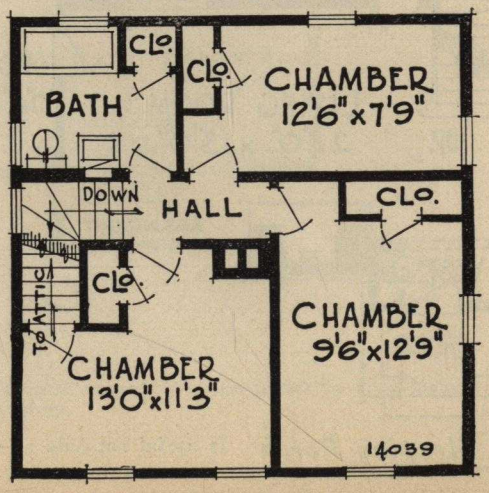
Size 24' 0"x24' 0"

Design 14039-B

6 Rooms, Bath and Sun Parlor

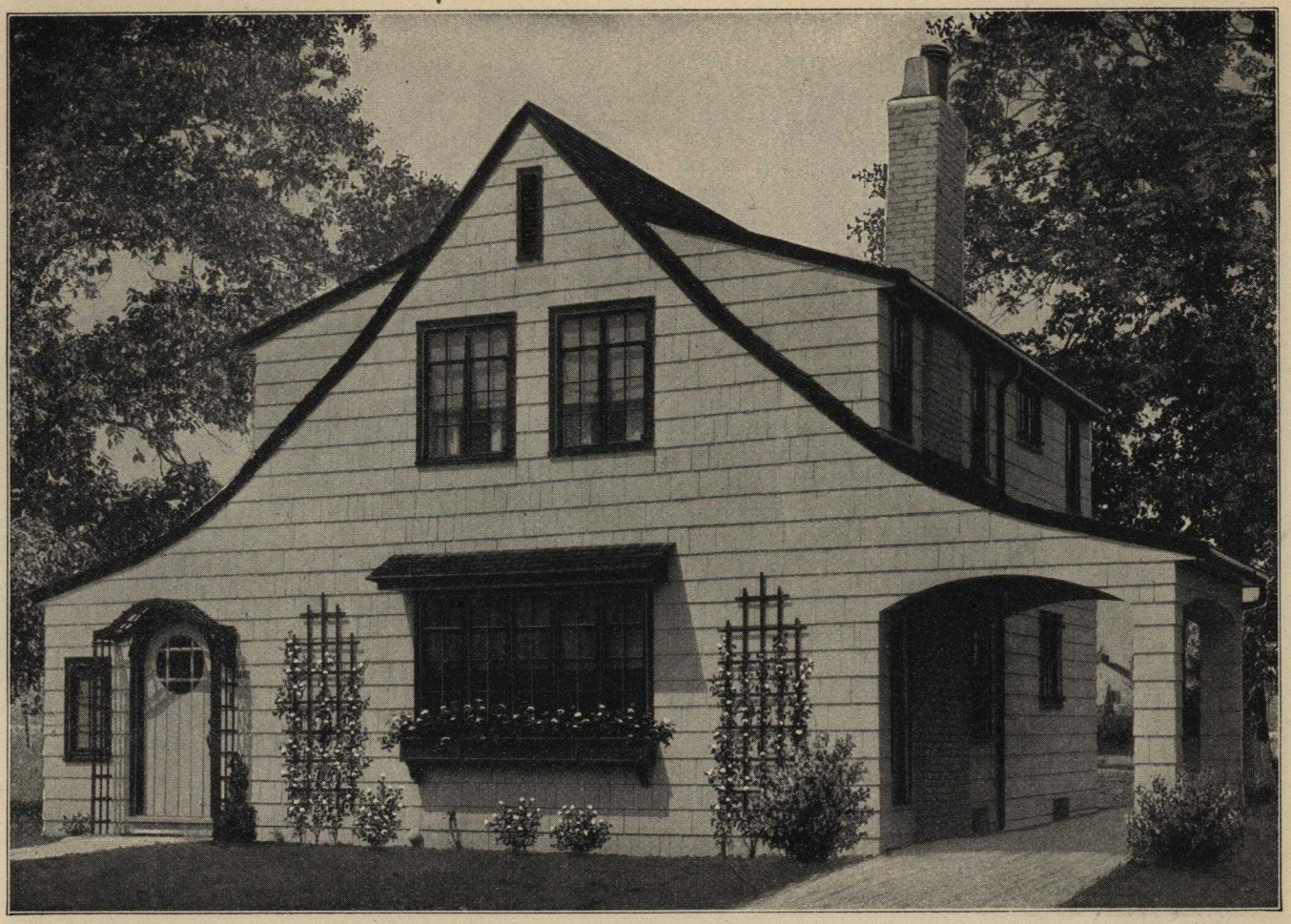


BEAUTIFUL in its white resplendency this home will stand out in any community. The interior carries out the promises of the exterior. The rooms are all of good size and handily arranged. The living room in particular with its long sweep and adjacent sun room charms the eye.



DIMENSIONS

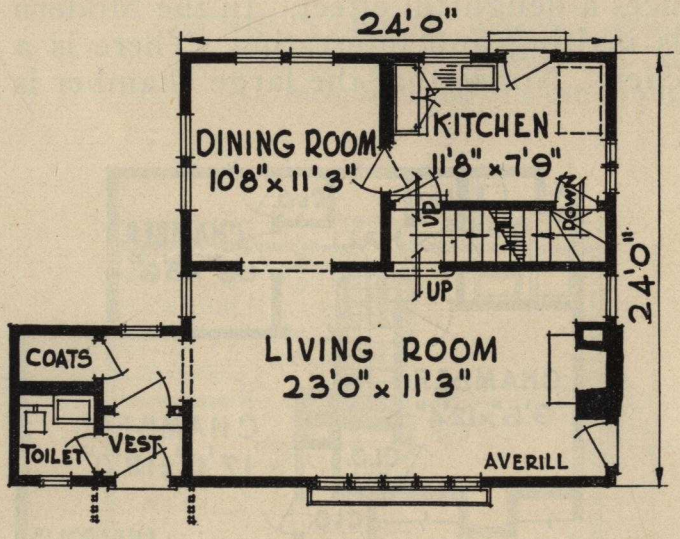
Width over all	37 ft.
Depth over all	33 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.



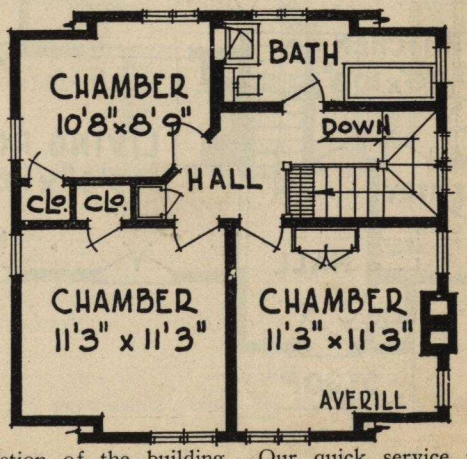
Size 24'0" x 24'0"

"The AVERILL"

6 Rooms, Bath and Toilet



NEAT, unique and attractive are the adjectives to describe the "Averill." The broad front curve of the roof is carried out over a Porte-Cochere on the right, showing architectural ingenuity. Steel sash provide the finishing touch to a fetching home.



DIMENSIONS

Width over all	45' 4"
Depth over all	26' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

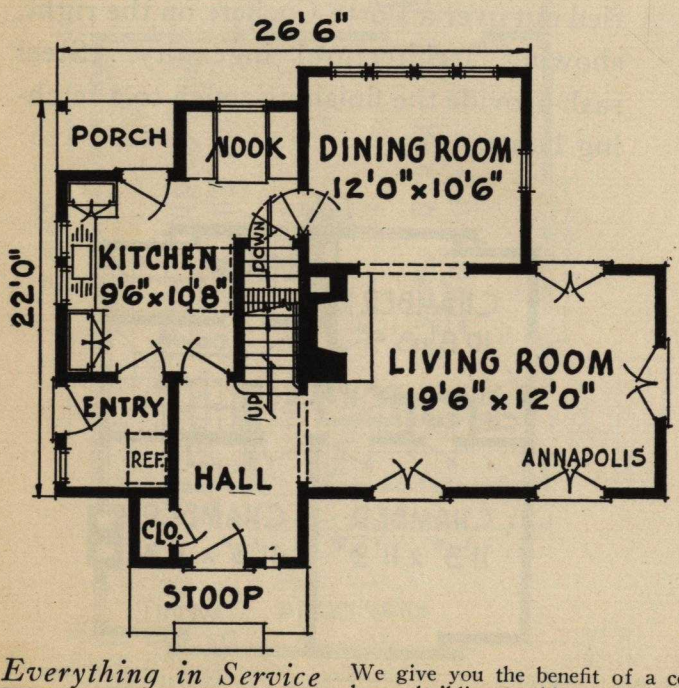
Prompt Delivery Is essential to the satisfactory progress and completion of the building. Our quick service insures against delay.

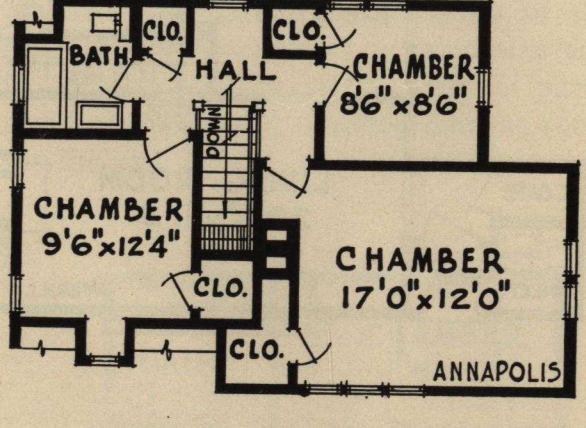
Size 34'0" x 22'0"

"The ANNAPOLIS"

6 Rooms, Bath and Nook

LIGHT shingles with dark trim produces a delightful effect. In the Modern English Style. An entrance that is inviting and interesting. There is a breakfast nook off the well equipped kitchen. Notice that the large chamber is 17' by 12'.





DIMENSIONS

Width over all	**37' 0"**
Depth over all	**33' 6"**
Ceiling height, 1st floor	**8' 6"**
Ceiling height, 2nd floor	**8' 0"**
Height of basement	**7' 0"**

Everything in Service

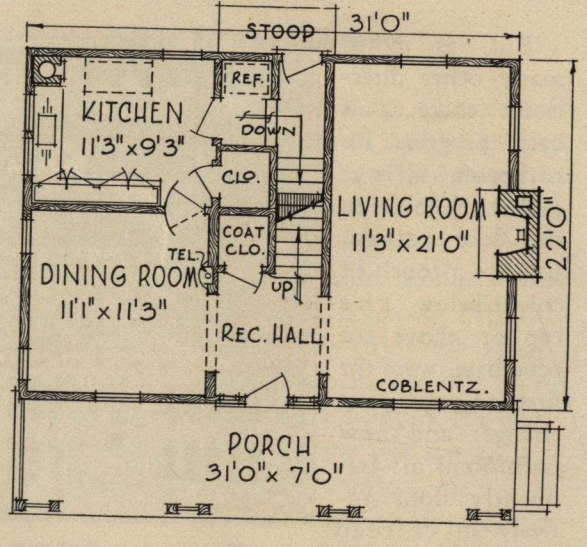
We give you the benefit of a complete service that will co-operate with you in solving your home building problems. Our service produces satisfied home owners.

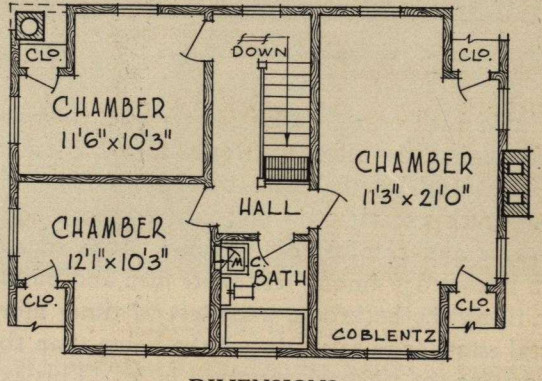
Size 31'0" x 22'0"

6 Rooms and Bath

The COBLENTZ

THE "Coblentz" is such a picturesque home that it looks like it has been lifted out of some old New York Colony. It is a home of atmosphere and of clean sunlight, in short a "dream home."





DIMENSIONS

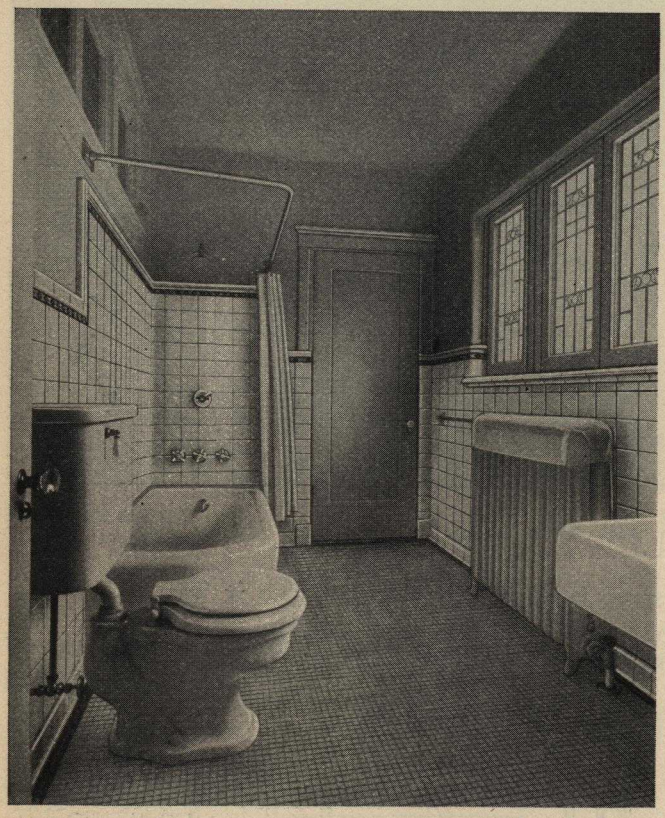
Width over all	33' 0"
Depth over all	33' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Ask Us Due to our knowledge and experience we are in position to give you dependable advice and practical building information. Do not hesitate to consult us.

Hints on Bath and Kitchen

Tile Bath Increases Value

An exceptionally successful builder of moderately priced houses was recently asked what features of construction or equipment he considered the most important for the quick sale of a house. Without hesitation he answered: "Good hardware at the front door, adequate heating equipment, and above all a tiled bathroom." He further explained that he had found in his experience it was far easier to dispose of a house even in the middle of a block if it had a tiled bath, than to sell the corner houses with ordinary painted bathrooms. This merely goes to show how thoroughly the tiled bathroom idea has taken hold in the minds of the home builders of America, and how much an attractive and sanitary bath adds to the value and comfort of a home. It is indeed common knowledge among real estate men and builders that tiling the bathroom adds several times more to the real estate or re-sale value of the house than the actual cost for the tilework involved in it. This explains also why the newspaper columns of houses for sale are filled with references to "tiled baths" as a feature and a point of desirability.



One of the Popular White Rooms

Height of Wainscot

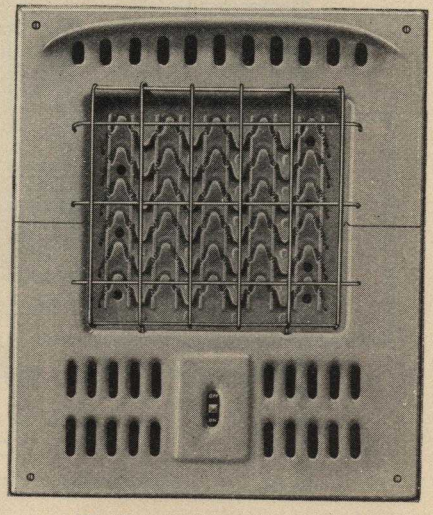
Since the cost is relatively so small in comparison with the total cost of the house, every home builder should plan from the beginning on tiling the floor and the walls of the bathroom to a height of at least four and a half feet. From a practical standpoint, the best height to which the wainscot should be carried is, however, the top of the door and window trim. This height gives complete assurance against splash marks which would otherwise have to be reckoned with where a lower wainscot leaves a relatively large plastered or painted surface subject to dampness and requiring painting from time to time. The ideal way would of course be to tile the room completely, ceiling included, which is now done in a great many houses planned for low cost of up-keep, convenience, easy cleaning and general attractiveness. But even a low tile wainscot provides the essential protection, sanitation, desirability and attractiveness, which the average home builder desires and needs, and which he has every reason to think of when deciding upon the finish in the bathroom.

White Rooms

Everyone is thoroughly familiar with the sparkling white tiles which have become almost a standard in making good bathrooms. We all know the 1" hexagonal and ¾" square ceramic mosaic tiles which simply won't wear down, and the 6x3" brilliantly glazed wall tiles which never seem to need cleaning. These all-white bathrooms have been popular for so long that nothing additional need be said in their favor. This well-known type is still by far in the majority. White is so easily and thoroughly associated with cleanliness! And by the way, white tiles are the cheapest.

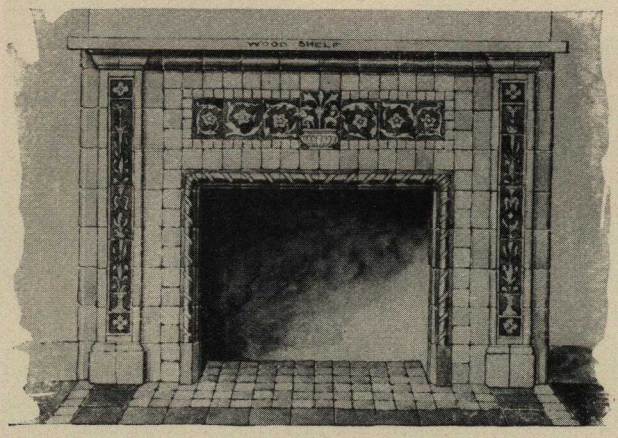
Colored Tiles

But, as in so many other directions, there has been progress in bathroom tiling. A bit of color in the floor pattern, perhaps a touch of color below the cap or above the cove base, were the first signs of a change; and now bathrooms are frequently done entirely in colored tiles. Delicate pastel tints, slightly variegated in tone, with a satin-matt finish, are now produced by the Mosaic Tile Company of Zanes-



The Latest in Bathroom Heaters—Matches Tiling

ville, Ohio, and these have resulted in an entirely new trend in the treatment of bathroom tiling. By the mere choice of color, the bathroom and shower effect may thus be decidedly "warm" in appearance,



Example of Mosaic Faience Mantel

or on the otner hand held to a refreshing, crisp coolness. The same company produces floor tiles of the unglazed and glazed types to match or harmonize with these satin-matt wall tiles; and to complete the effect, the bathroom accessories, such as soap-dishes, tumbler and tooth brush holders, towel racks, and even the bathroom heater, are produced in "All-tile" accessories to match the tiling in color and finish, which any established tiling contractor can supply and install. It should be mentioned right here, that the selection of the proper make of tiles and accessories—whether in white or color—is an all-important point in obtaining satisfactory tilework, and specifications should clearly state the make, and be rigidly enforced and verified.

Tiling in the Kitchen

These same tiles and accessories are suitable and serviceable for the many other rooms and uses which experience and modern practice have designated as advantageous. Twenty-five years ago a tiled kitchen was the exception. Today it is found in so many houses that every home builder must seriously consider the advisability of providing his home with this feature and thereby have his wife enjoy the advantages which tiling of the kitchen brings to her. The same principles which apply to the tiling of the bathroom, and in many ways the same reasons, are applicable to the kitchen. The wainscot should be high enough to be effective and conserve time, energy and up-keep expense. The tile floor should be of a practical color and pattern. Cupboards should be set upon a tile base. A recent development is the tile-lined cupboard with glass shelves.

Fireplaces

Quite a noticeable change has also come in the tiling of fireplaces and mantels since satin-matt and faience tiles were introduced by the Mosaic Tile Company to fit the practical and decorative needs of such usage. Aside from many attractive stock mantels and facings, this company is prepared to supply special designs to fit any type of room. Another interesting novelty is the grille tiles, which provide an effective and attractive means of concealing radiators in the wall or under window seats.

The rich and colorful tile effects which the sun-room requires, may be obtained with "Ironstone" tiles, Mosaic Flint tiles, and Faience. For porch, vestibule, hall and dining room, these same tiles offer unlimited possibilities for distinctive and permanent floors.

Proper Installation Essential

All of these tiles are easily obtained and the suggestions readily carried out by tile contractors. Home builders are cautioned to have all tilework done through regular tile contractors, since proper installa-

Modern Bathroom with Floor and Walls of Colored Tiles in Satin-Matt Finish

tion is essential to satisfactory results. Long experience has established the economy of this procedure, and the Mosaic Tile Company therefore holds itself ready to furnish names of tile contractors when requested.

The MOSAIC TILE CO.

Zanesville, Ohio

NEW YORK - ST. LOUIS - CHICAGO - SAN FRANCISCO

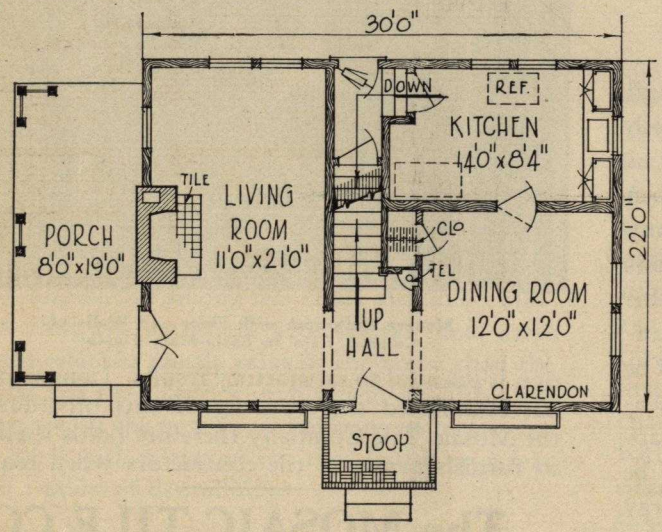
Write For Information or Consult Nearest Tile Dealer

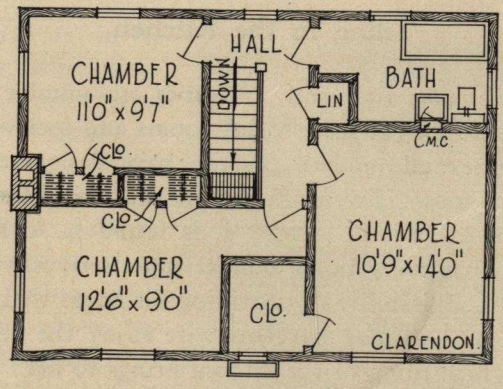
Size 30'0" x 22'0"

6 Rooms and Bath

The CLARENDON

THIS home is a modern interpretation of the New England style of architecture. It is simple, home like and comfortable. The interior arrangement and modern equipment such as built-in telephone cabinet, adjustable clothes hangers and rear door package receptacle and other labor saving conveniences appeal to the housewife.





DIMENSIONS

Width over all	40' 0"
Depth over all	30' 6"
Ceiling height, first floor	9' 0"
Ceiling height, second floor	8' 0"
Height of basement	7' 0"

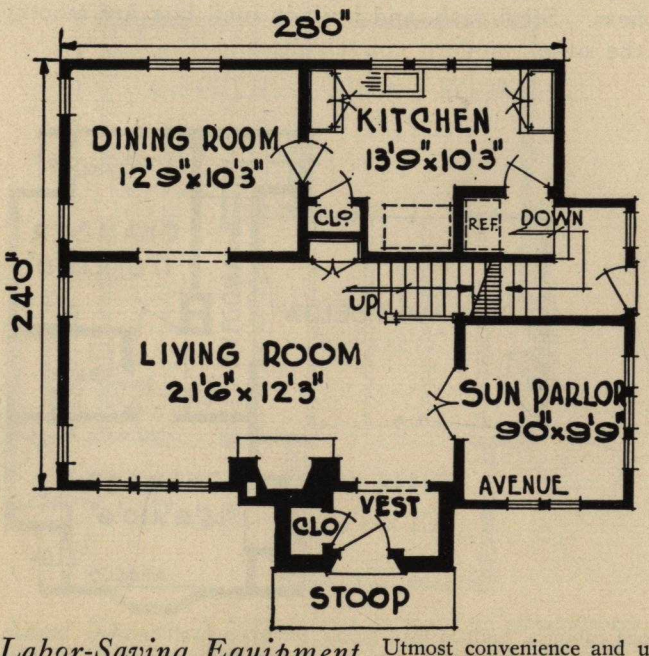
Hundreds of More Homes If you do not find a home in this book to meet your needs, tell us, for we have hundreds of other modern home designs to show you.

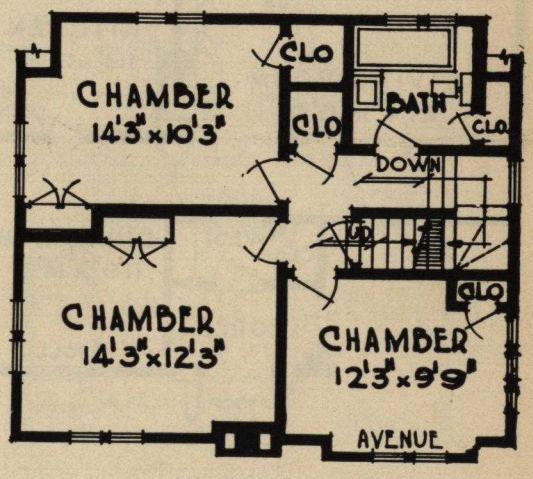
Size 32'0" x 24'0"

"The AVENUE"

6 Rooms, Bath and Sun Parlor

THE modern innovation of using several different kinds of building material in the same home is again demonstrated in the "Avenue." Stucco and shingles blend here in perfect harmony. The suggestion of ample room given by the out side is fulfilled within. Especial attention should be called to the perfectly placed sun parlor.

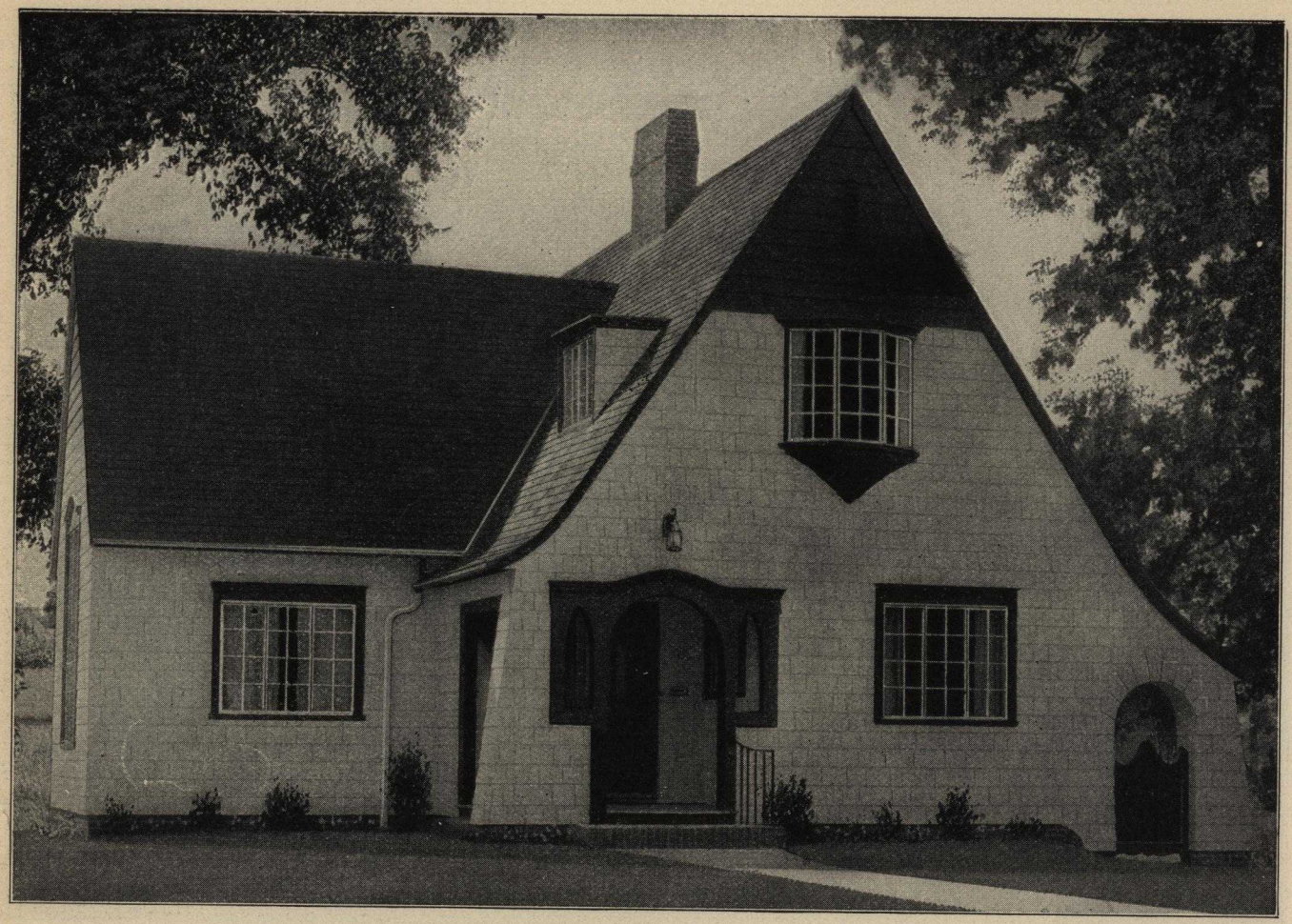




DIMENSIONS

Width over all	**35' 0"**
Depth over all	**33' 0"**
Ceiling height, 1st floor	**9' 0"**
Ceiling height, 2nd floor	**8' 0"**
Height of basement	**7' 0"**

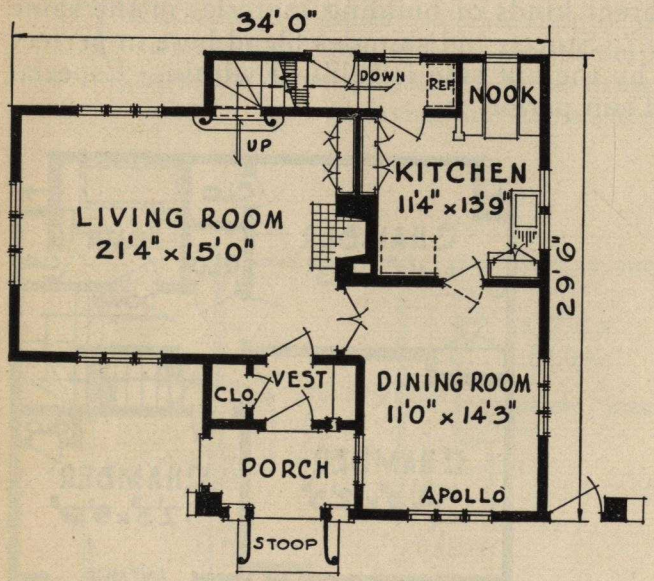
Labor-Saving Equipment Utmost convenience and utility in a small space defines the model home. This can only be obtained through the use of built-in furniture, charming breakfast nooks, dumb waiters, well arranged kitchens and many other conveniences.



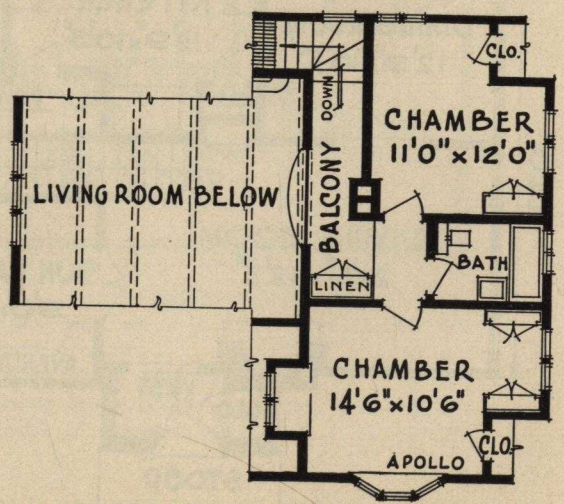
Size 34'0" x 29'6"

"The APOLLO"

5 Rooms, Bath and Nook



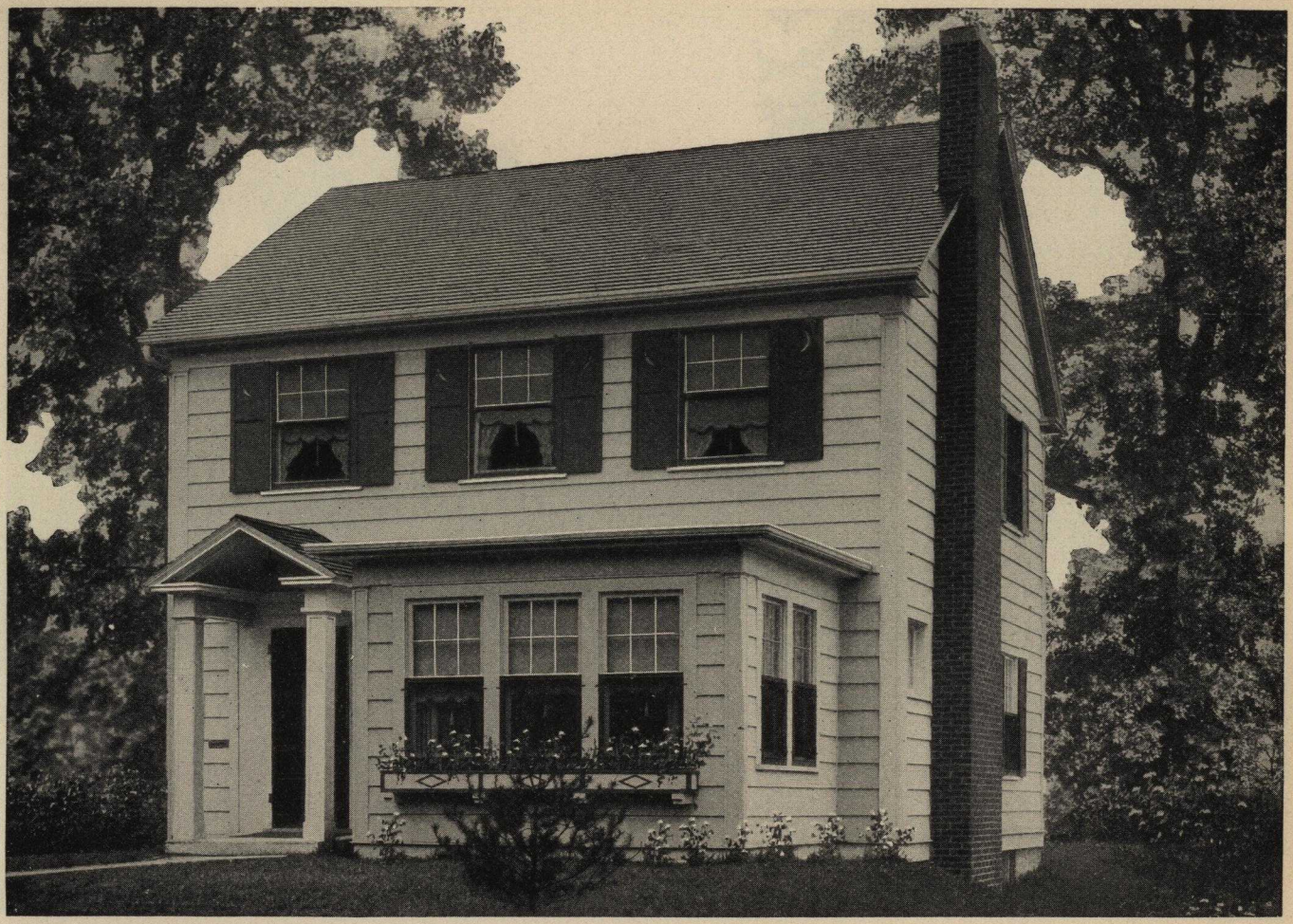
THE "APOLLO" demonstrates the fascinating possibilities of shingle exteriors. The two story living room with exposed beams in ceiling, fireplace, flanked with book-cases, and balcony with iron rail is the last word in living room luxuriousness. Steel sash, and built-in mail box are among the other modern conveniences.



DIMENSIONS

Width over all	**41' 0"**
Depth over all	**33' 6"**
Ceiling height, 1st floor	**8' 6"**
Ceiling height, 2nd floor	**8' 0"**
Height of basement	**7' 0"**

Improved Features Such as delivery receptacles, telephone cabinets, built-in mail boxes, bathroom wall heaters, kitchen ventilators, laundry dryers and other up-to-date equipment can be economically installed in your new home.

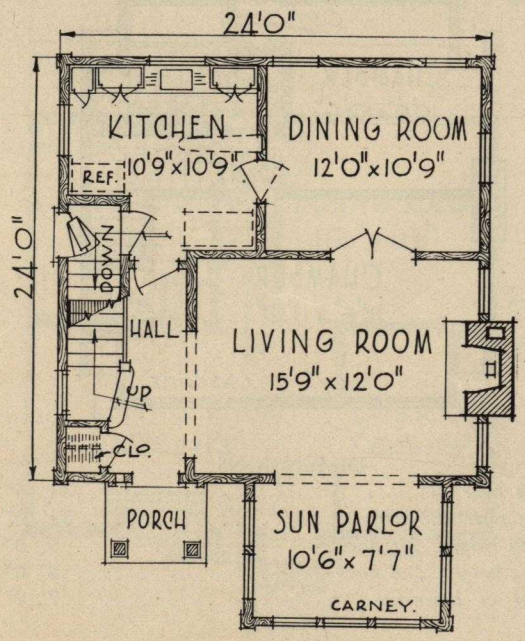


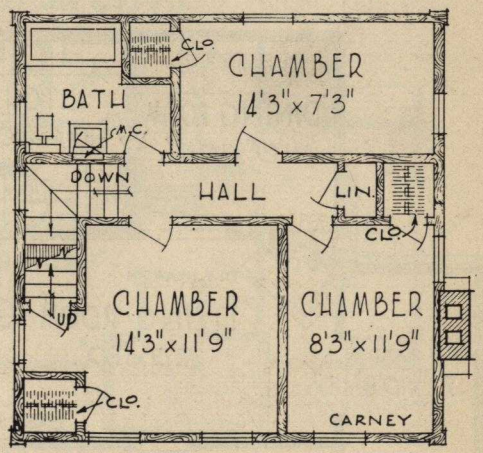
Size 24'0" x 24'0"

6 Rooms, Bath and Sun Parlor

The CARNEY

THE "Carney" is of the New England Colonial Style, uniquely executed in white siding. The entry way follows the style of architecture employed. The dark shutters add a colorful relief to the white exterior. Rear door receptacle, disappearing attic stairway and built-in fixtures are all found.





DIMENSIONS

Width over all	26' 6"
Depth over all	34' 0"
Ceiling height, 1st floor	9' 0"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

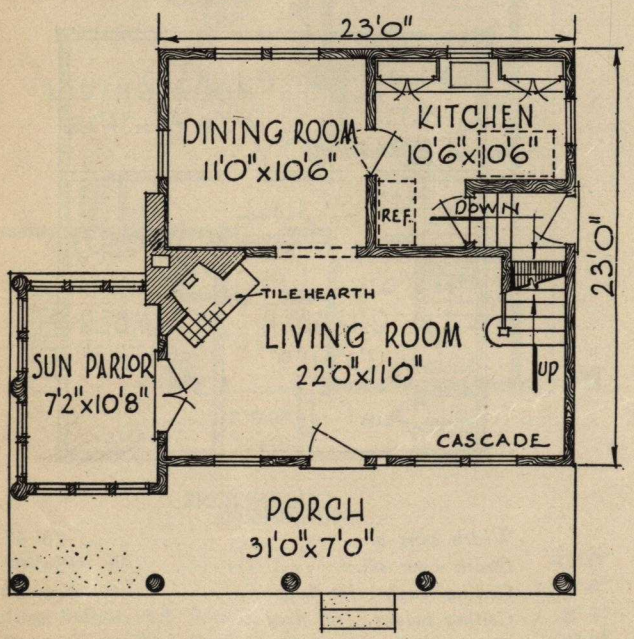
Save Space A home builder in moderate circumstances can save considerable space and money by the use of disappearing beds, disappearing stairways, space saving closet fixtures, built-in ironing boards and many other space saving features.

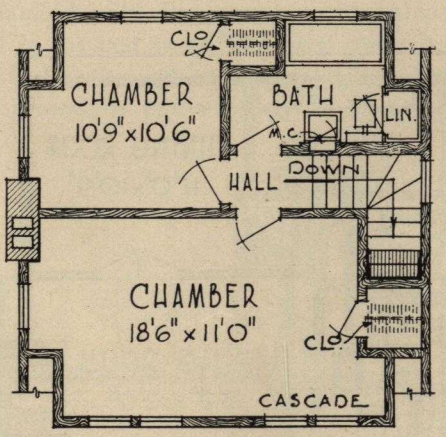
Size 23'0" x 25'0"

5 Rooms, Bath and Sun Parlor

The CASCADE

A FRAME home of the popular type, attractive and inexpensive. The architect has been especially careful in the planning of the interior, each room being of maximum size and within easy access of one another.

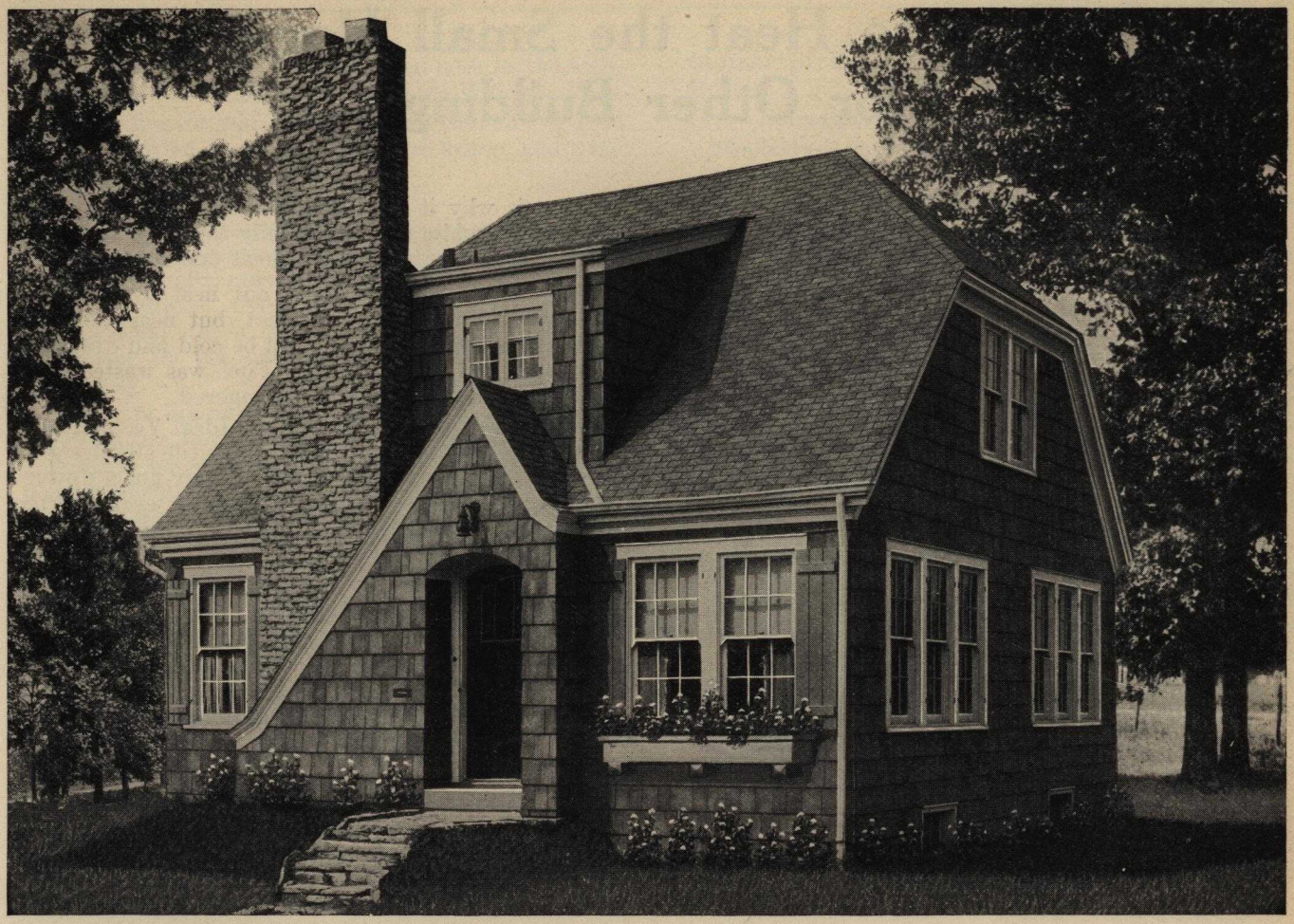




DIMENSIONS

Width over all	31' 6"
Depth over all	31' 0"
Ceiling height, 1st floor	9' 0"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Complete Satisfaction By our prompt service and square dealing methods we change the dread and worry of building a home into an experience of pleasure and satisfaction.

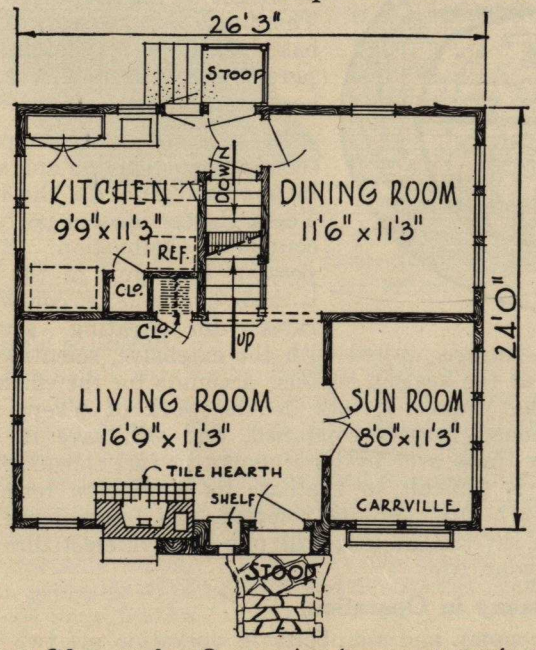


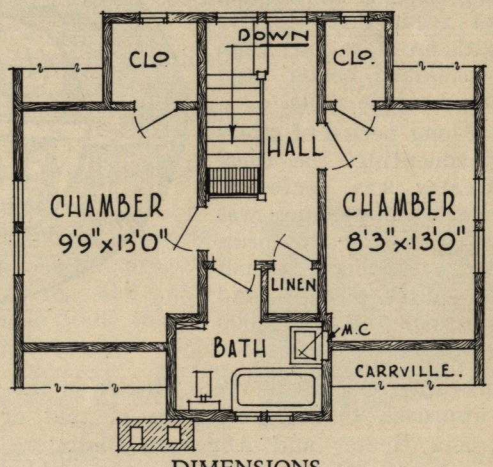
Size 26'3" x 24'0"

5 Rooms, Bath and Sun Room

The CARRVILLE

THE rustic chimney on this little home, the unusual roof lines and the old fashioned shutters make it a truly picturesque dwelling. Large airy rooms mark the inside and special attention should be called to the ample sun room. Modern improvements such as built-in mail box, built-in kitchen cabinets, ironing board, delivery receptacle and a steel medicine cabinet are shown.





DIMENSIONS

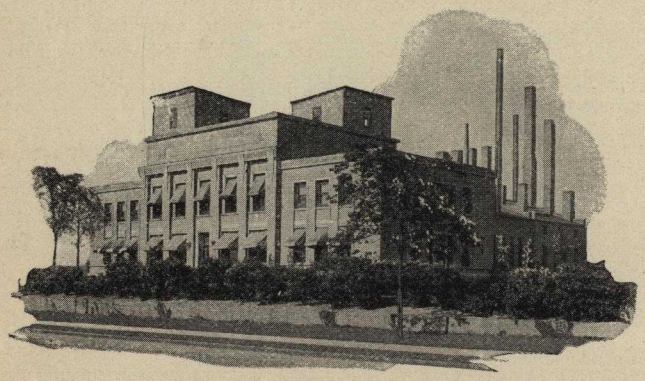
Width over all	28' 0"
Depth over all	33' 6"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Plans Changed Our service department stands ready to assist you in revising any design shown in this book to meet your requirements.

How to Heat the Small Home or Other Building

When planning your new home, of course, you want to give careful and thoughtful consideration to your heating system.

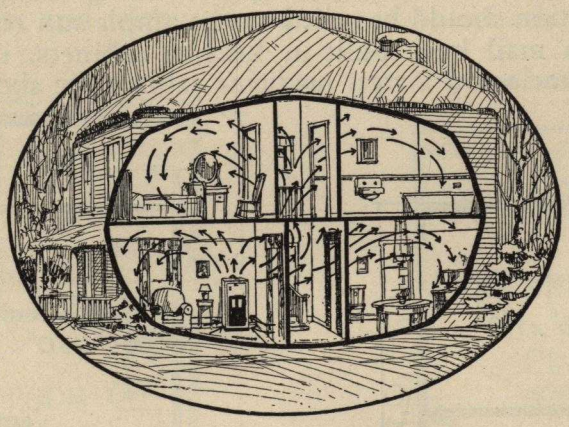
Poor heating may keep your home from being the cheery, comfortable place that it should be. It can make it a cold, unhealthful, and unpleasant place to live in.



Institute of Thermal Research of the American Radiator Company

For thirty-four years the American Radiator Company has put its combined scientific and mechanical skill and its vast resources into the problems of keeping the nation warm. In order that the science of heating may be furthered they have established and maintained the Institute of Thermal Research, the largest heating laboratory in the world.

Among the problems scientists have studied here was that of constructing a small, efficient unit capable of heating homes of from three to five rooms with no more fuel than the old-fashioned heater used in heating a single room.



After a long period of study and experimenting, the Ideal Vecto Heater was perfected. This remarkable product was especially designed to heat, with high efficiency, small dwellings, offices, garages, and other buidings up to 8,000 cubic feet capacity.

Warmth from the Ideal Vecto Heater is the very nearest approach to the perfection of that of the Ideal Arcola Heater and American Radiators that modern science has been able to develop without the actual use of radiators.

Heating Your Entire Home by Air Circulation.

The Ideal Vecto Heater is a warm air heater, a single heating unit, new in principle and construction. It is a scientific application of nature's way of spreading warmth.

That is why it is so efficient as to warm an entire small home while consuming only the same amount of fuel as is ordinarily used to heat one room.

Old-fashioned heaters sent out heat by radiation. Near them it was intensely hot, but near the walls and in the other rooms it might be cold and draughty. The heat was uncontrolled. Fuel was wasted, comfort sacrificed, and health endangered.

Air is drawn at the base of the Ideal Vecto Heater, and brought into contact with a scientifically designed heating surface; being warmed, the air floats upward and outward, carrying its warmth to every corner of the house. The process is continuous and causes a gentle suffusion of even, comfortable warmth to every room. Large volumes of air are continuously warmed and circulated at moderate temperatures. Warmth from the Ideal Vecto Heater is comfortable and healthful, for the vital qualities of the air are not burned out.

The Ideal Vecto Heater eliminates the expense of cellar construction, a decided saving in the building of your home.

The question, "Would a heater look well in my living room?" may come to your mind. The Ideal Vecto Heater was designed to harmonize perfectly with any interior. It is a beautiful piece of furniture. It is small and compact and is so constructed that the fire-lights shine through the window glow-panels in front with all the cheer of an open fire. These panels are made from a chemically prepared glass mixture, that safely resists the hottest temperatures without flaking or breaking.

The jacket of the Ideal Vecto Heater is of sheet steel, finished with a lustrous enamel—as bright as the glow of china. This finish is porcelain enamel, baked on at a very high temperature, and is unaffected by heat.

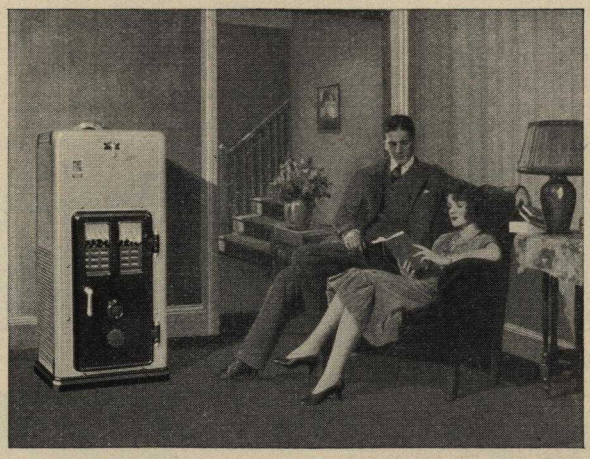
Because of its one-piece, seamless construction and special regulating device, the Ideal Vecto Heater insures perfectly controlled combustion. Every possible heat unit in the fuel is made available, at controlled rates, for heating service. This feature, united with the extensive, scientific design of the heating surface, accounts for the efficiency of the Vecto. It will do the work of several old-fashioned heaters combined, and will save its cost many times over by its economy in fuel consumption.

It is difficult to evaluate its service in terms of better health, genuine comfort, and convenience. It is an investment that will pay good interest throughout your life.

Economy in Operation.

Economy and simplicity in operation are two vital features of your new heating plant that you should consider.

The Ideal Vecto Heater offers you both in the highest degree—for a small control handle in front of the heater will give you just the right amount of heat and circulation to keep your home warm and comfortable at a minimum fuel cost. No more fuel is burned than is necessary. Its scientific construction makes it actually possible to heat from three to five rooms for the usual cost of heating one room in the old-fashioned way.

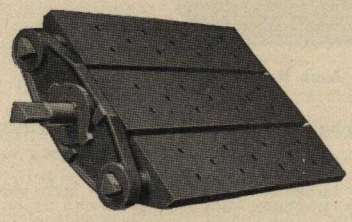


Safety in operation is another feature worthy of consideration—especially for a home with children. A housewife may do her shopping at her leisure knowing that the children may play around the Ideal Vecto Heater with perfect safety. The inside construction of this heater is an accomplishment in the foundry art, for it is cast in one single, seamless piece. There are no joints or crevices through which any gas or dust can escape into the home.

The Ideal Vecto Heater is equipped with a Lock Safe Fire Door which, when closed, effectively seals the fire. Not only do these special features insure safety, but they also guarantee positive economy in fuel consumption—a real item for you to consider when you are budgeting the upkeep of your new home.

The question of availability of fuel supply need never disturb you. The Ideal Vecto Heater will burn hard coal, soft coal, coke, or wood.

A special wood-burning grate has been designed for those who use this type of fuel primarily. This grate is sturdy in construction and has well-spaced perforations. Only a limited amount of air is allowed to pass through, for wood in itself contains much oxygen. Combustion is controlled, therefore, at any rate desired, and the hot embers are prevented from dropping through. Less wood and less attention are required.



Special Wood Burning Grate

Simple to Install.

To install the Vecto Heater requires no ripping up of flooring and no special piping. It is a self-contained unit. The rear smokehood with damper control is provided as a regular part of the equipment, and need only be connected to a chimney. This is accomplished in a few minutes. The fire may then be lighted, and soon the rooms in your home will be comfortably warm. The Ideal Vecto Heater will ever be a protector of the health and comfort of each member of your family.

Six Exclusive Features of Design and Construction.

By way of summary, these Special and Exclusive features of Design and Construction of the Vecto Heater:

1—Scientifically Designed Heating Surface.

The body is cast with high projecting fins, giving an unusually large heating surface for the volume of space occupied. There are many more square feet of heating surface in the Vecto Heater than in any other known heating apparatus occupying even approximately a similar amount of space. Large volumes of air are warmed at moderate temperatures, and the vital, healthful qualities of the air are preserved.

2—Heat Control Handle.

For more or less heat this handle need only be turned on the graduated dial. The Ideal Vecto Heater responds quickly with the desired flow of warmth. No bending or fussing with a damper is necessary.

3—Gas-tight, Dust-proof Construction.

The entire body is cast in one seamless piece. Excess air cannot filter inward, nor can dust or gas escape into the home. Cleanliness of operation is insured.

4—Lock-safe Door.

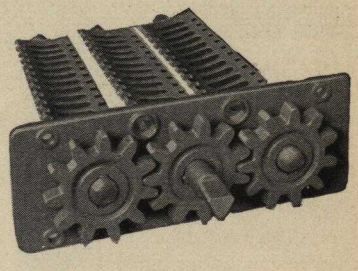
This novel feature seals the fire tightly in front and makes it impossible to force it in any unsafe or wasteful manner. Its contact facing is especially machine-ground, virtually as smooth as marble.

5—Beautiful Enamel Finish.

The finish is gray, porcelain enamel, baked on at high temperature. It glows like polished china, and its beauty is practically everlasting. The Ideal Vecto Heater harmonizes with any interior. It is truly a decorative ornament in any room.

6—Window Glow-Panels.

Made of a special, chemically prepared mixture, the glow-panels allow the fire-lights to shine clearly through, giving the cheer of an open fire. They do not flake, and resist all fire temperatures.



Coal Burning Grate

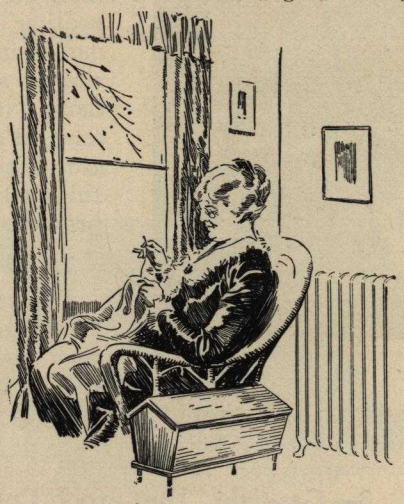
EASILY PURCHASED

The cost of the Ideal Vecto Heater is only ninety-seven dollars. It may be obtained for an initial payment of ten dollars—the balance in convenient monthly payments arranged through a local heating contractor.

Radiator Warmth for the Home or Other Building

It is a well established fact that a good radiator heating system is the best and most permanent of heating plants. It is the most healthful, most economical, and most durable of all systems and greatly enhances the resale value of your property.

For these reasons a radiator heating system is recommended to all home builders as first choice. Although the initial cost is higher than that of other kinds of heating equipment, the universal experience of home owners shows that a good steam, vapor, or hot water radiator heating system is cheapest in the long run. In addition to its fuel economy, its value in terms of genuine human comfort can hardly be estimated in dollars and cents.



Radiator Warmth and Health

If you were to place a plant in a room where the air is sufficiently warm, but dry, it would soon wither and die. Or if you were to place it in a moist, but cold atmosphere the result would be the same.

This simple fact, though well known, is often overlooked in its application to daily living. Radiator warmth is healthful because it *preserves the humidity*—the normal moisture content of the air.

Radiators communicate mild, controlled warmth to the air about you instead of intensity heating and drying out the air at one central place. The Ideal Arcola heating outfit supplies this healthful warmth. Its value in helping you to keep healthy can not be over-estimated.

The Ideal Arcola—Hot Water Radiator Warmth for the Small Home or Other Building

The Ideal Arcola Heating System, manufactured by the American Radiator Company is a complete hot water radiator plant that requires no basement for installation. If desired, however, the Arcola Heater may be placed in a basement with connected radiators upstairs. It heats your home with the same degree of efficiency either way.

In homes without cellars the Arcola Heater can be installed in any room with a chimney construction. It is so attractively designed. so compact that it can be installed in your parlor.

The Arcola Parlor Heater, as distinguished from the Arcola Heater is equipped with a beautiful, lustrous French Gray jacket which is easily dusted and permanently bright. It harmonizes with any interior and adds to the decorative value of the living room. The Arcola Parlor Heater is fully equipped with automatic regulation. Its cheery glow enhances the coziness of the room.

Uniform, Even Warmth

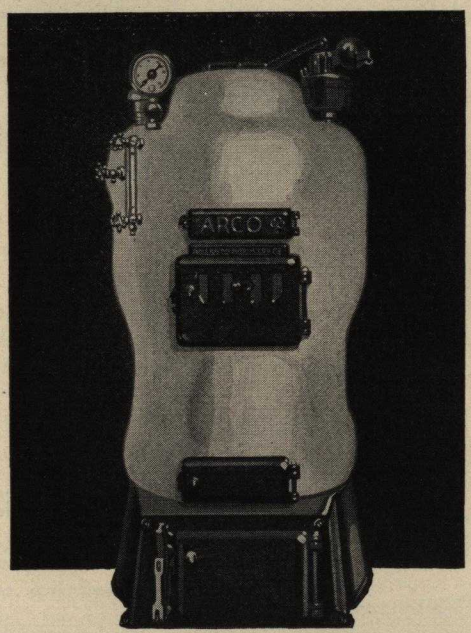
The uniform circulation of warm water through the Arcola system prevents what is known as "spotty heating." Although the Arcola Heater operates on one fire, its heat is not spent in warming only one room as is the case with certain types of old-fashioned heaters. Arcola burns less fuel than these old heaters and at the same time distributes the warmth produced evenly, uniformly and at comfortable temperature throughout your home.

How It Operates

The operation of the Arcola Heater is very simple. The fire is completely surrounded by a water-backed heat absorbing surface. When the water becomes heated it becomes lighter in weight per unit volume, rises and flows through the radiators. The radiators, in turn, warm the surrounding air and circulate it through the home; while the water, being somewhat cooled, flows back to the Arcola. The process is continuous. The entire body of water in the Arcola and the radiators is kept in constant circulation. This insures warmth in every corner of your home.

Radiator Warmth for Larger Homes or Other Buildings

If you are planning to build a larger home you should carefully investigate the Arco Round Boiler. This boiler is by far the most popular round boiler for medium and large size homes. It is built by the American Radiator Company and is guaranteed in every respect as the most efficient and economical boiler of its kind. Heating contractors, engineers and achitects universally endorse it as standard among heating boilers.



The Ideal Arco Round Boiler

Large Capacity Reduces Attention to a Minimum

The large fire pot furnishes ample fuel capacity. It gives you the convenience of a long burning fire that requires very little attention. It permits the "banking" of an all-night fire with positive assurance of early morning comfort.

Automatic Regulator Maintains Even Heat

The Arco all metal steam regulator is a vast improvement over old-time regulators having rubber diaphragms. The Arco Bellows lasts as long as the boiler. The regulator automatically controls the fire and thus eliminates the trouble of running up and down stairs, insures even heating, and saves fuel.

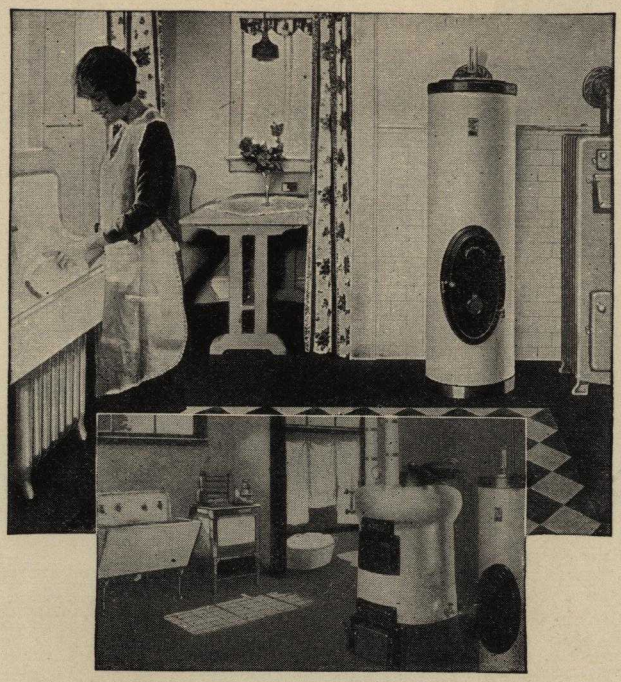
Simple and Compact

The Arco Round Boiler is compact with pleasing lines, free from a multitude of chains and levers. There is nothing on the front of the boiler except two large doors, one for feeding, and one for cleaning out ashes. The ash-pit of the boiler is large, and requires less frequent cleaning than that of the ordinary boiler.

Exclusive Third Nipple Feature Insures Quick Heating Response

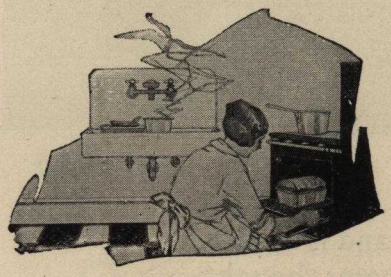
This is the only round boiler with a "third nipple" construction. This extra connection between sections establishes a free and rapid water circulation that gives quick heating response.

Risk in purchasing heating equipment is absolutely removed when you purchase an Ideal Boiler. For years and years Ideal Boilers have been subject to tests in process of manufacture, complete laboratory and factory tests, and finally, practical proofs as experienced by owners from actual service operation.



Constant Hot Water for Every Need at Lowest Cost

There was a time when our fathers and mothers thought nothing of breaking the ice on top of the water barrel before filling the basin for their morning bath. If they wanted to enjoy the luxury of hot water, the old kettle was laboriously filled, placed on the kitchen stove and given sufficient time to produce a small amount of steaming water.



Hot water is not a luxury. It is essential to good health. An efficient and economical hot water supply system is a real necessity in the modern home.

The Institute of Thermal Research established and maintained by the American Radiator Company has developed a product that supplies the home with an abundance of hot water for every need at the lowest possible operating cost.

As a result of this scientific experimenting and the experience obtained through practical installations, the American Radiator Company has produced Arco Tanks for Hot Water Supply, the last word in efficiency, economy, and durability in the field of hot water supply equipment.

Exclusive Features of Construction

Arco Tanks for Hot Water Supply are built in sizes to fit every need. Each Tank is made of ⅛-inch cold-rolled steel and is galvanized inside and out to prevent rust and corrosion from chemical elements, sometimes found in water. A special flush out plug at the base of each tank allows it to be washed free of any sediment that may have been precipitated.

The past few years have seen a steady decrease in the gauges of the metal of the usual hot water storage tanks on the market, due to keenness of competition and the desire to make the selling price of individual tanks as low as possible. But the life of a thin gauged tank is only a few years, and the owner must then undergo not only the bother, but the added expense of replacement.

Arco Tanks with their ⅛-inch cold-rolled steel shells, galvanized on inside and out, insure a length of service far in excess of that of any ordinary tank.

Each is tested under two hundred and fifty pounds hydrostatic pressure. Perfect service is, therefore, guaranteed in any part of the country, under any working pressure.

Surrounding each Arco Tank is a beautiful jacket made of sheet steel and finished with a fine, lustrous grey japan, easily dusted and permanently attractive. The door and platework are finished in a jet black porcelain enamel capable of withstanding all fire temperatures yet retaining always its deep lustrous glow. The surfaces of the fire-chamber and the fire-door are ground to smoothness by special machinery, a finish exclusive with Arco products. When the door is closed, an air-tight construction is formed. Cleanliness of operation is insured. A sturdy ash-pan, which fits snugly into the fire pot under the grates, is provided with every coal burning model.

Efficient Heat Insulation Prevents Heat Loss

Each Arco Tank is like an immense thermos bottle. The space between the body of the tank and the exterior metal jacket is sealed tightly, and encloses a layer of dead, non-circulating air, one of the best insulators known.

This feature means you can enjoy a cool kitchen and at the same time have an abundance of hot water for every need, for Arco Tanks retain almost every particle of heat within the tank.

A Self-Contained Unit for Either Coal or Gas Burning

Arco Tanks for Hot Water Supply are made in a complete range of sizes for both Coal Burning and Gas Burning. Each is a self-contained unit, possessing within itself the fire that heats the water. The coal burning tank is the first combination water heater and storage tank and is the most economical water heater ever produced. For a few cents a day you are assured of running water, as hot as desired, at any hour.

Gas Burning Arco Tanks for Hot Water Supply are for those who prefer the use of gas as a fuel. They burn natural, manufactured, or mixed gas and are clean and odorless in operation.

An interesting feature of the Gas Burning Arco Tank is its special thermostatic control—a small unit which keeps the burner safely under control at all times, and supplies water at just the desired temperature. By a slight movement of the indicator you can obtain water at any degree of heat up to 160 degrees Fahrenheit, a complete range for laundry, bath, or any other use.

Can Be Connected to Heating Plant or Kitchen Range

If desired you can operate this hot water supply tank as an auxiliary to your heating plant or kitchen stove in the winter time. In the warm spring and summer months it can be again easily turned into an efficient individual unit.

Selecting the Right Size—Coal-Burning

30 gal.—For small homes: one bathroom and kitchen.
40-50 gal.—For medium sized homes: one bathroom, kitchen, and laundry.
60 gal.—For larger homes: one or two baths, kitchen, pantry; duplex apartments.
80-100 gal.—For largest homes, three or four baths.

Complete Instructions for Installing are supplied on durable plates which are part of the regular and permanent Arco Tank equipment.

Selecting the Right Size—Gas-Burning

20 gal.—Small homes: one bath and kitchen.
25-30 gal.—Medium sized homes: one bath, kitchen, and laundry.
35-40 gal.—Larger homes: one or two baths, kitchen, laundry; duplex apartments.
45 gal.—Meets highest demands for hot water in large size homes.

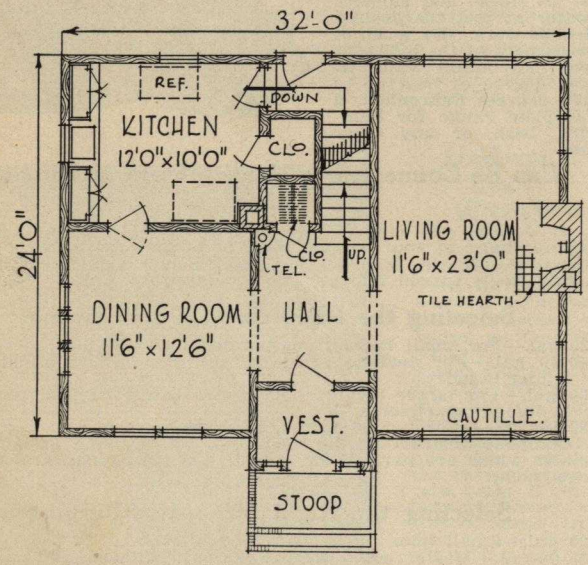
The American Radiator Company has arranged so that all Arco Tanks for Hot Water Supply can be purchased on the Partial Payment Plan with only a small down payment and the balance in easy installments.

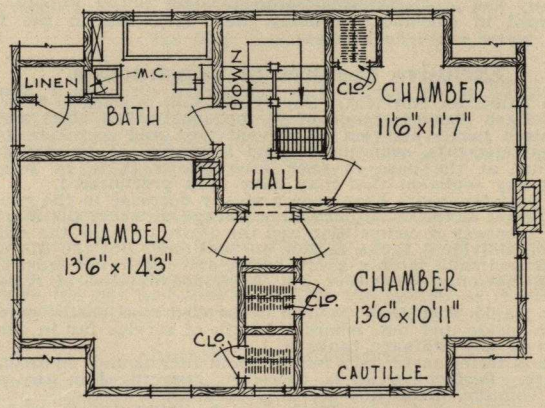
Size 32'0" x 24'0"

6 Rooms and Bath

The CAUTILLE

THE above home is in the Dutch Colonial tradition and is a splendid example of that type. A number of spacious rooms thoughtfully distributed makes this a home of comforts.





DIMENSIONS

Width over all	33' 6"
Depth over all	32' 0"
Ceiling height, 1st floor	9' 0"
Ceiling height, 2nd floor	8' 6"
Height of basement	7' 0"

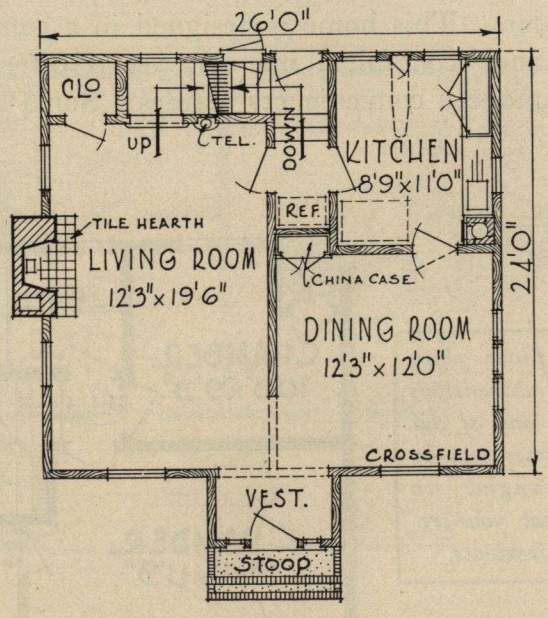
Insulation The nominal sum spent for insulation when the new home is under construction will be returned many times over in the saving of fuel and the comfort which an insulated house insures.

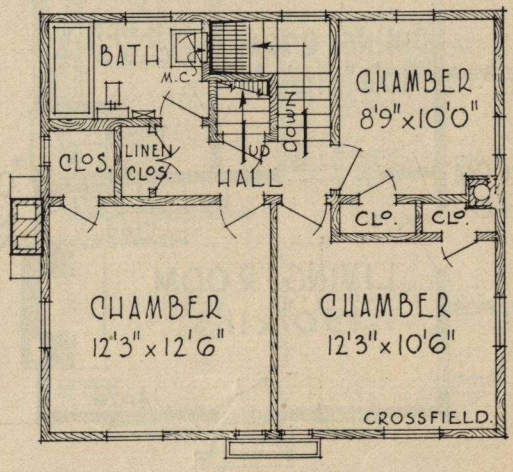
Size 26′0″ x 24′0″

6 Rooms and Bath

The CROSSFIELD

A TRIM and dignified home in the New England Colonial Style. The entry way, shutters and the distribution of the rooms are all consistent with the style employed. A disappearing stairway leads to the attic and many built-in fixtures are found to save steps for the housewife.





DIMENSIONS

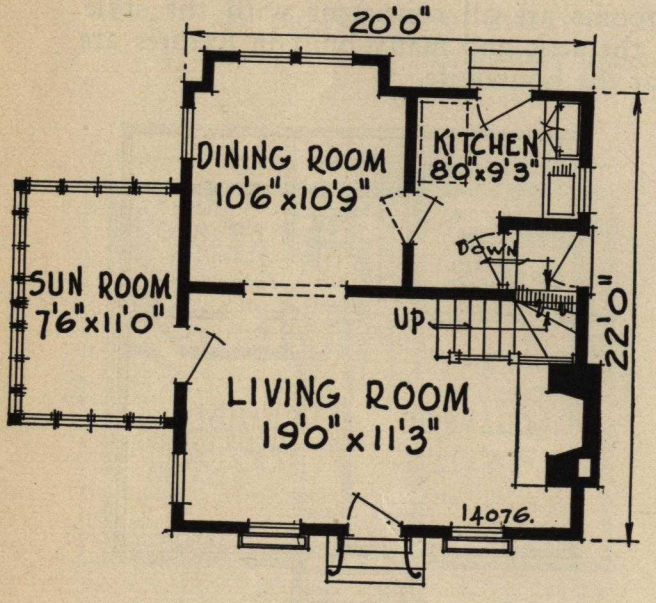
Width over all	30′ 0″
Depth over all	33′ 4″
Ceiling height, 1st floor	9′ 0″
Ceiling height, 2nd floor	8′ 4″
Height of basement	7′ 0″

Stained Shingles Are desirable because they will last as long as the home. Any number of color schemes for side walls and roofs are made possible through their use.

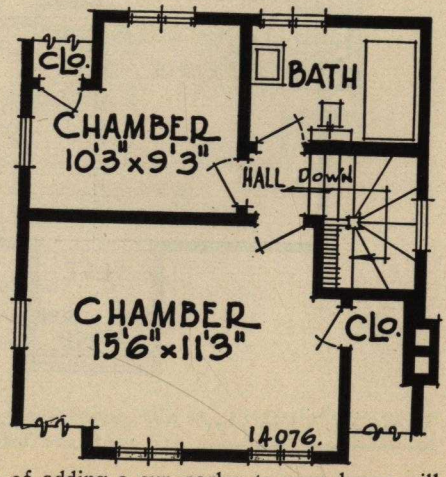
Size 20′ 0″x22′ 0″

Design 14076-B

5 Rooms, Bath and Sun Room



MODERNIZED Colonial Architecture at its best. Gambrel roof, wide dormers, old fashioned chimney and shutters. This home is designed in a compact and economical manner, yet it offers all modern conveniences besides a Sun Parlor.



Floor plans or dimensions of any of our homes can be changed to meet your requirements.

DIMENSIONS

Width over all	**29 ft.**
Depth over all	**27 ft.**
Ceiling height, 1st floor	**8 ft. 6 in.**
Ceiling height, 2nd floor	**8 ft.**
Height of basement	**7 ft.**

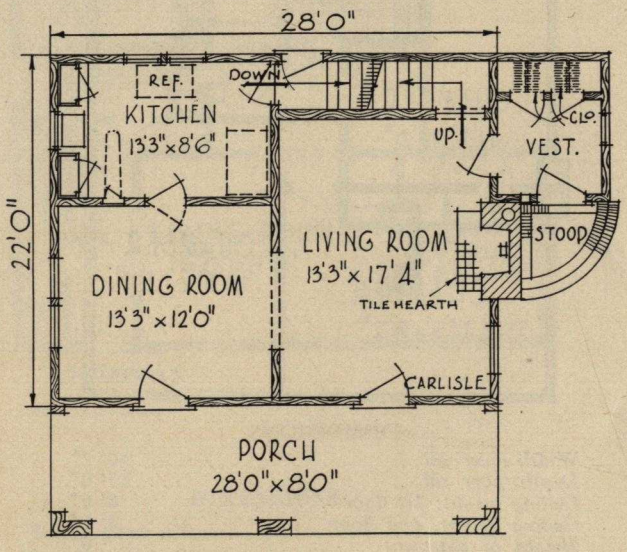
Sun Parlor Every home should have a sun parlor where space permits. The cost of adding a sun parlor to your home will more than be repaid in the comfort and cheerfulness which it gives.

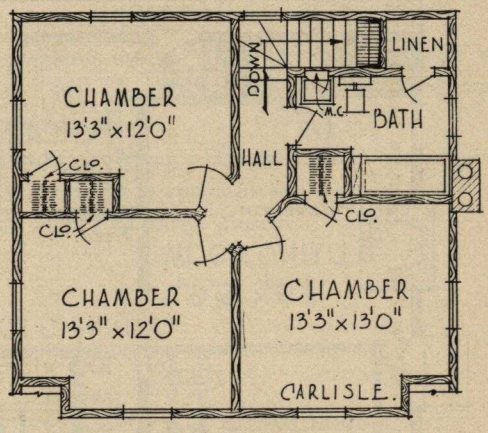
Size 28'0" x 22'0"

6 Rooms and Bath

The CARLISLE

ATTRACTIVE, comfortable and practical in every way, the "Carlisle" is fully equipped for easy and happy housekeeping. All rooms are carefully planned for economy and utility. Such modern conveniences as built-in ironing board, built-in mail box and plenty of closets with adjustable clothes hangers are included.





DIMENSIONS

Width over all	36' 0"
Depth over all	33' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 6"
Height of basement	7' 0"

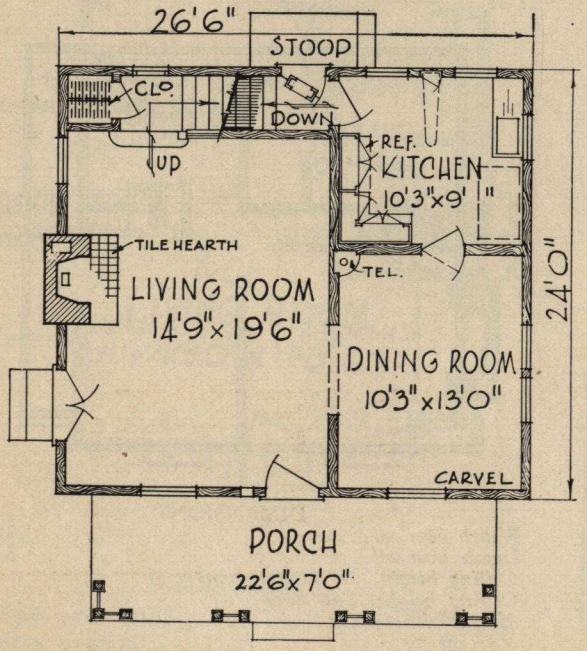
A Sleeping Porch Is useful not only as a healthful fresh air sleeping room but as a spare bedroom, when needed.

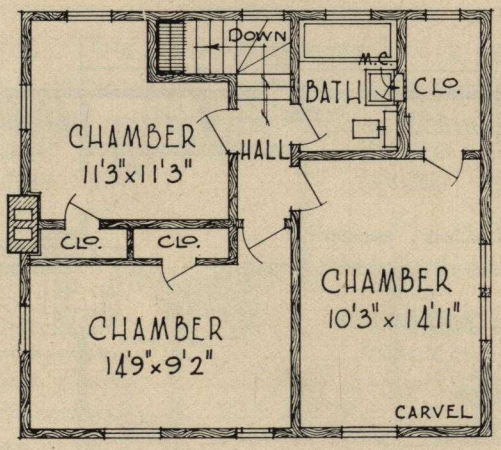
Size 26'6" x 24'0"

6 Rooms and Bath

The CARVEL

THE "Carvel" must have been designed by a man with a fine knowledge of New England colonial architecture. It is pure in line and tasty in decoration. Its very simplicity breathes an atmosphere that is wholly captivating. An ideal home to live in.





DIMENSIONS

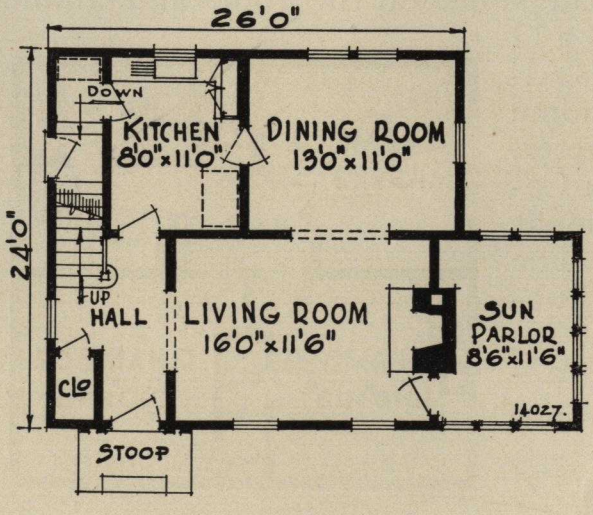
Width over all	30' 2"
Depth over all	35' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Plans Reversed If desired, we can furnish necessary information for reversing the plans to meet your needs.

Size 26′ 0″x24′ 0″

Design 14027-B

6 Rooms, Bath and Sun Parlor



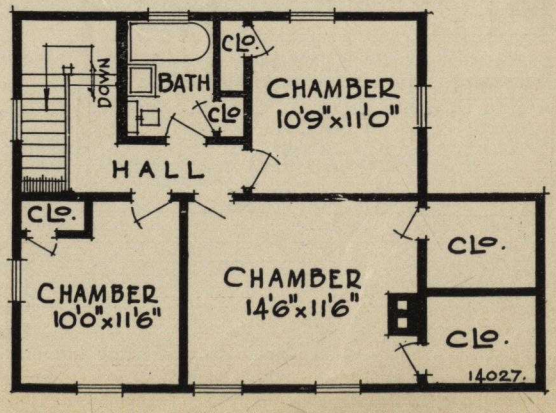
DIMENSIONS

Width over all	37 ft.
Depth over all	30 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft. 3 in.
Height of basement	7 ft.

SHOULD one stop to analyze why this home is attractive, they will find that it has simple lines in good proportion and is free from superfluous ornament that distracts the eye from the house as a whole.

This pleasing design illustrates that a house can be square and still be a thing of beauty. It is a matter of good architecture.

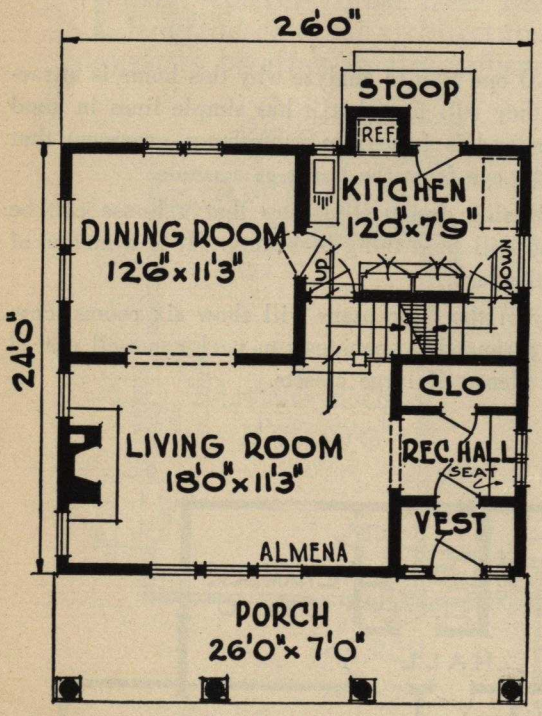
A study of the floor plans will show six rooms, conveniently arranged, a spacious sun parlor, a well placed bath and plenty of large closets.



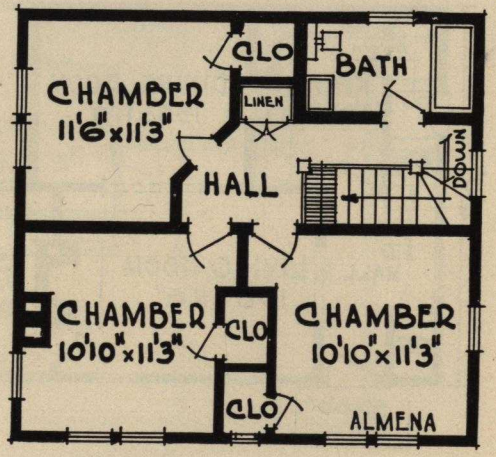
Size 26'0" x 24'0"

"The ALMENA"

6 Rooms and Bath



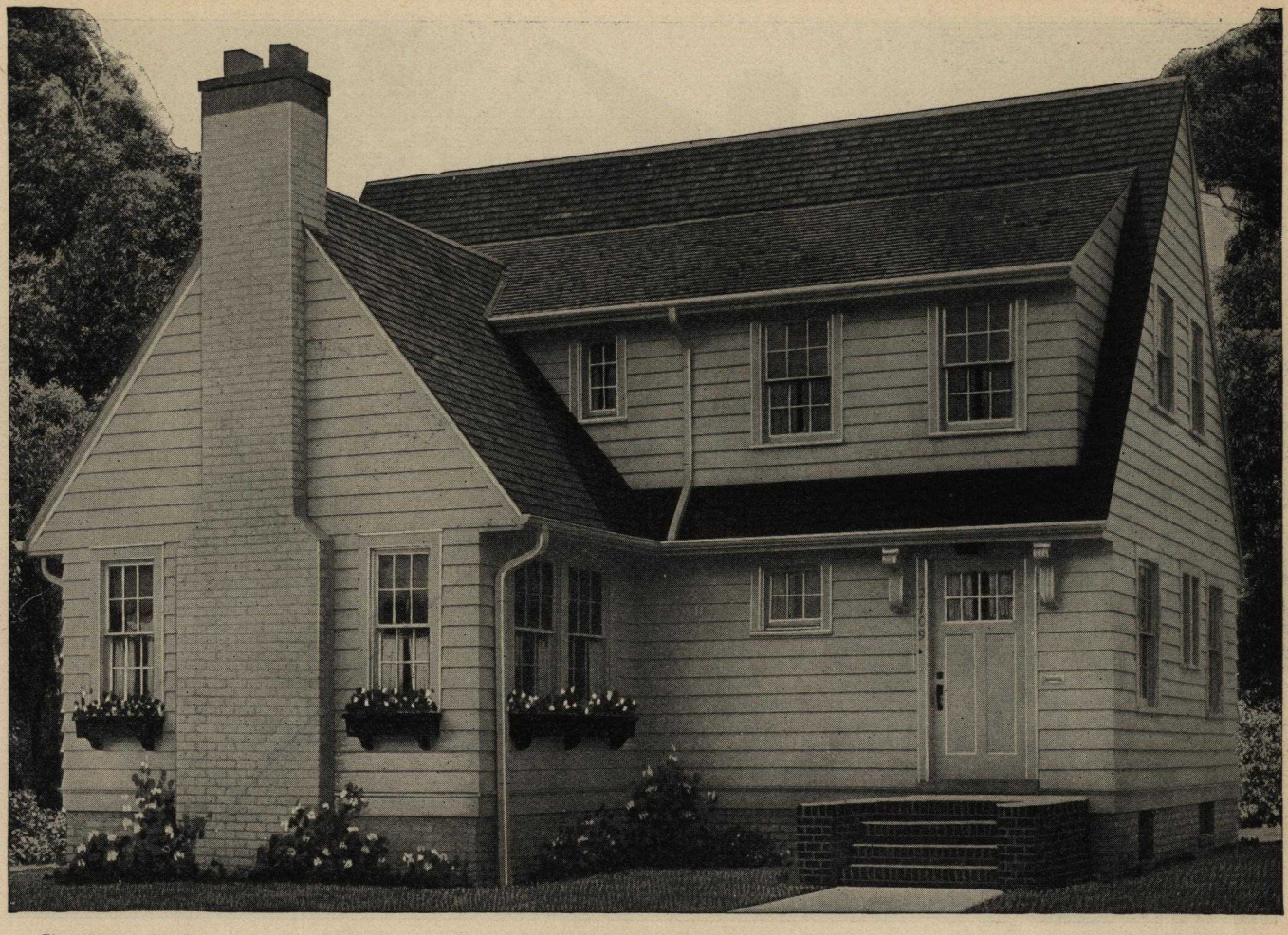
THE large porch with its massive pillars, the broad slope of the roof, and ample windows all stamp the "Almena" a home of character. The Dutch Colonial style at its best. The central hall upstairs make for convenience and steps saved.



DIMENSIONS

Width over all	**29' 0"**
Depth over all	**37' 6"**
Ceiling height, 1st floor	**8' 6"**
Ceiling height, 2nd floor	**8' 0"**
Height of basement	**7' 0"**

The Garage Should be made to match the home; to preserve the architectural harmony of the premises. This will cost no more than otherwise.

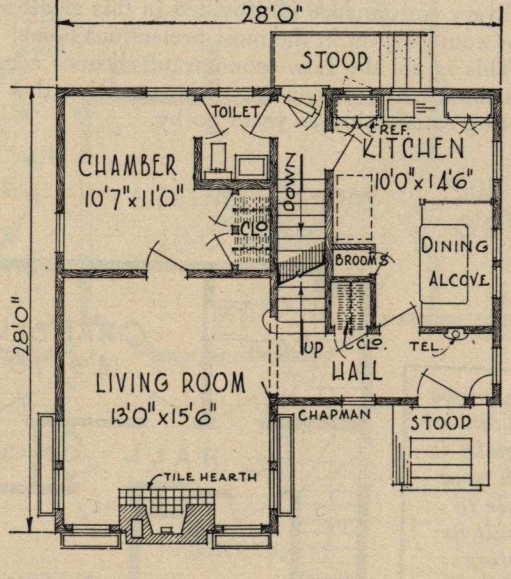


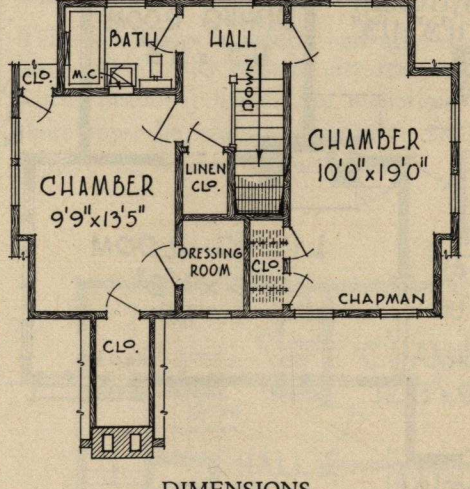
Size 28′0″ x 28′0″

5 Rooms, Bath and Toilet

The CHAPMAN

UNUSUALLY attractive home, well designed. Such accessories as built-in telephone cabinet, rear door receptacle, built-in mail box, plenty of closets with adjustable clothes hangers and toilet on the first floor are shown.





DIMENSIONS

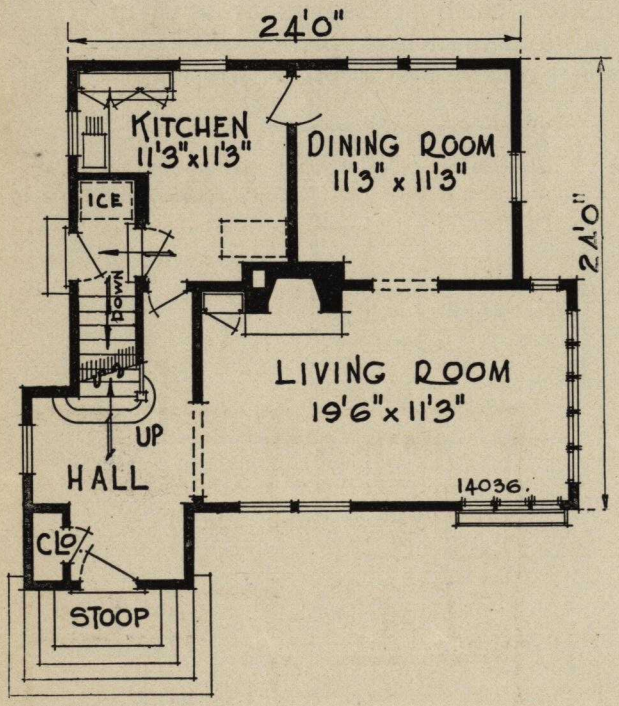
Width over all	30′ 0″
Depth over all	33′ 0″
Ceiling height, first floor	8′ 6″
Ceiling height, second floor	8′ 0″
Height of basement	7′ 0″

Prompt Delivery Is essential to the satisfactory progress and completion of the building. Our quick service insures against delay.

Size 24' 0"x24' 0"

Design 14036-B

6 Rooms and Bath

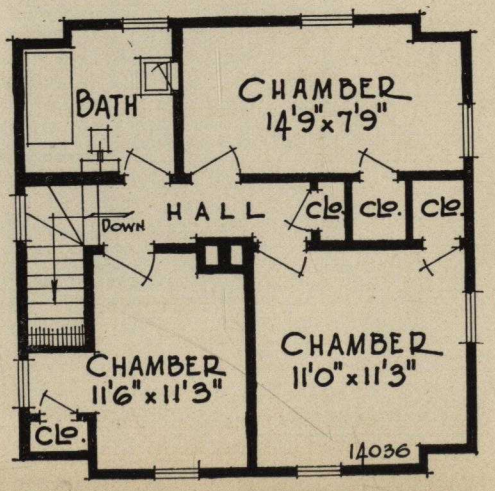


THIS beautiful, well-proportioned picture tells the story better than words. Seldom, indeed, does one find a home of this size that has such an excellent arrangement of six rooms.

Every convenience is provided in this small space that one would expect in the most pretentious home.

This is not the fake economy of cheaper construction, but the far better economy of construction that will give lasting satisfaction as years go by.

Let us prove to you that we can make it worth your while to consult us before building.



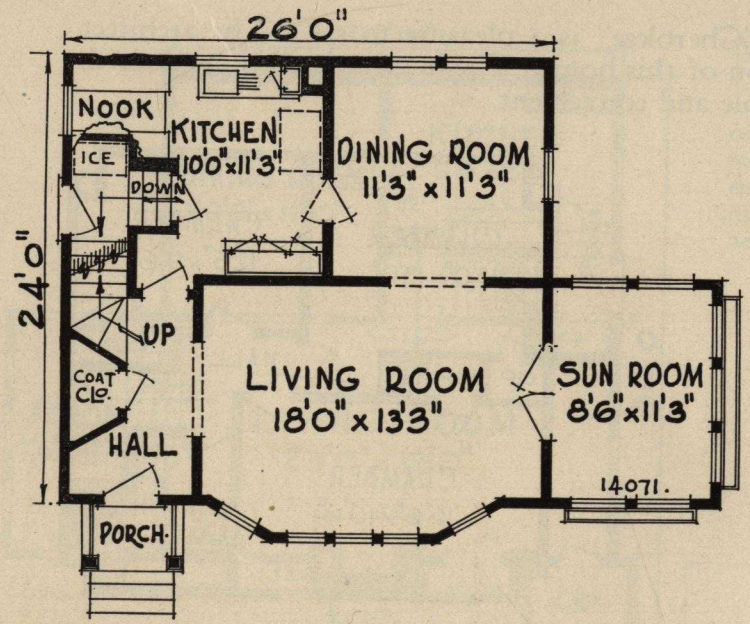
DIMENSIONS

Width over all	32 ft.
Depth over all	34 ft. 6 in.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

Size 26′ 0″x24′ 0″

Design 14071-B

6 Rooms, Bath and Sun Room

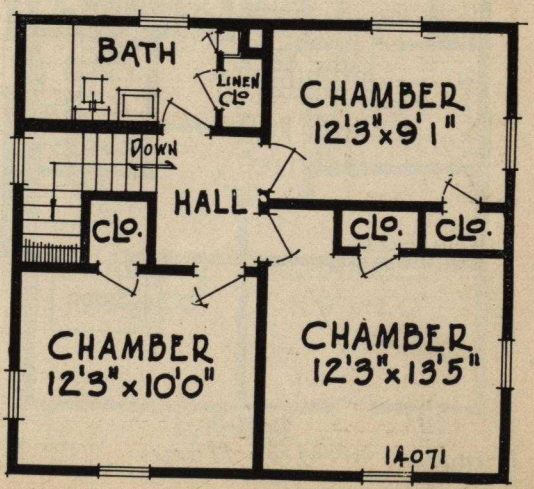


WHETHER you build for permanent possession, or for resale, you cannot afford to overlook the advantages and benefits of this beautiful home.

This is a home in which one may realize a distinct individuality even in city residential districts where beautiful homes are numerous and where there must be real grace of line and design to achieve the desired distinctiveness.

DIMENSIONS

Width over all	41 ft.
Depth over all	33 ft.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

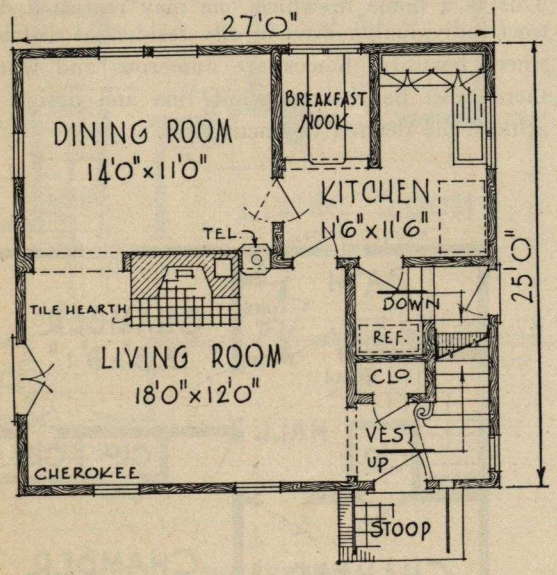


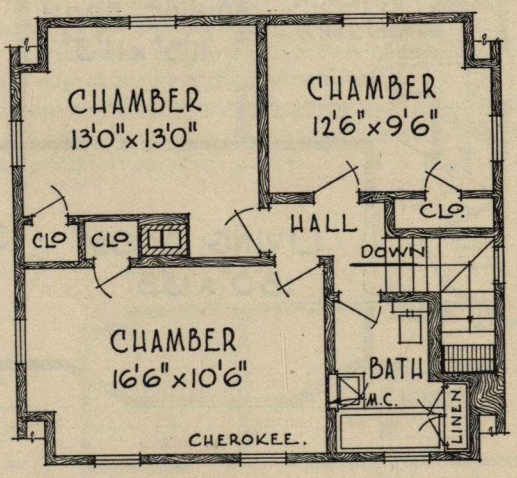
Size 27'0" x 25'0"

6 Rooms, Bath and Breakfast Nook

The CHEROKEE

OF DESERVING popularity the "Cherokee" is a pleasure to see. The architect has exercised taste in the execution of this home. The interior is all to be desired, comfortable and convenient.

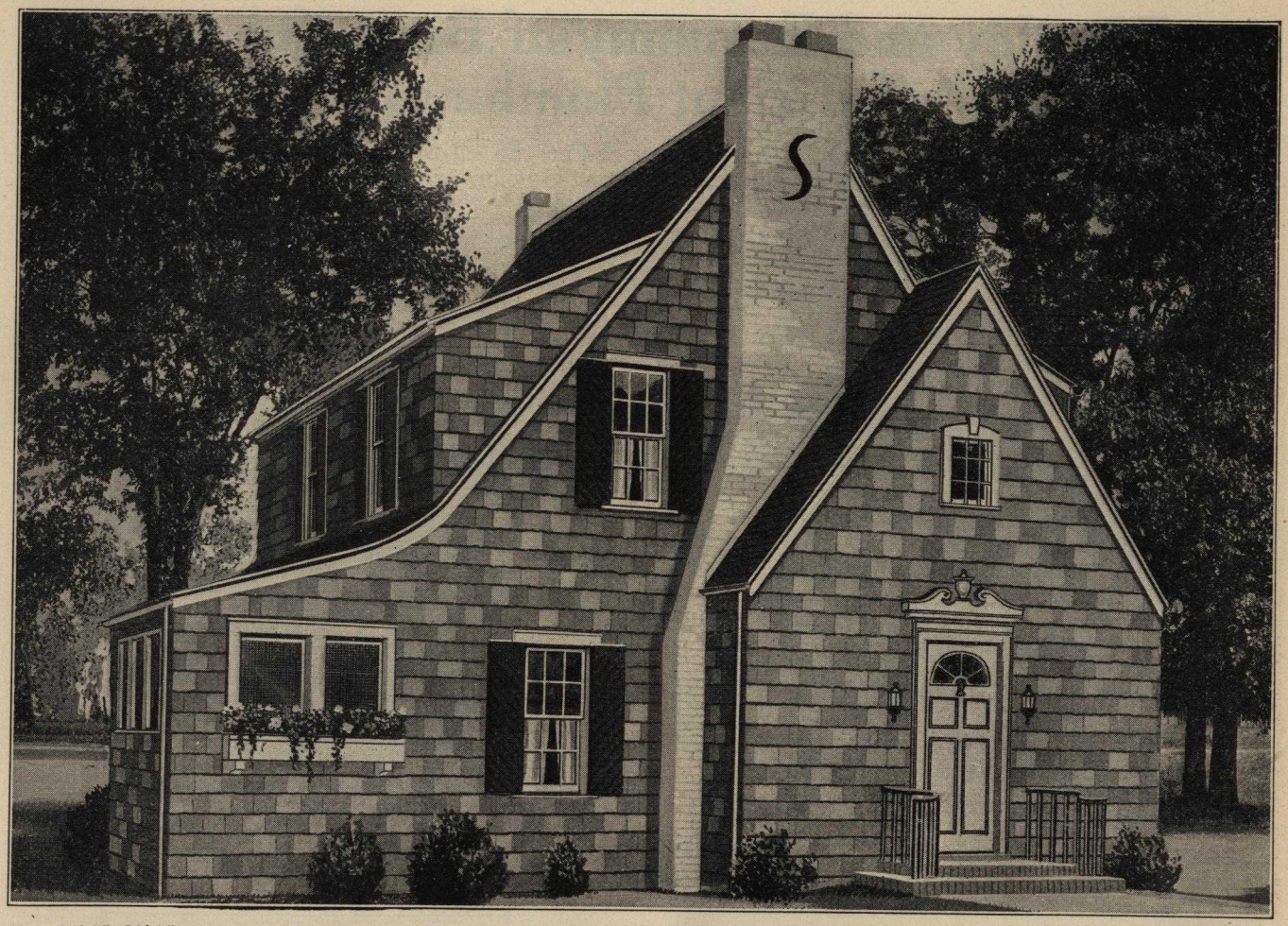




DIMENSIONS

Width over all	28' 0"
Depth over all	30' 6"
Ceiling height, first floor	9' 0"
Ceiling height, second floor	8' 0"
Height of basement	7' 0"

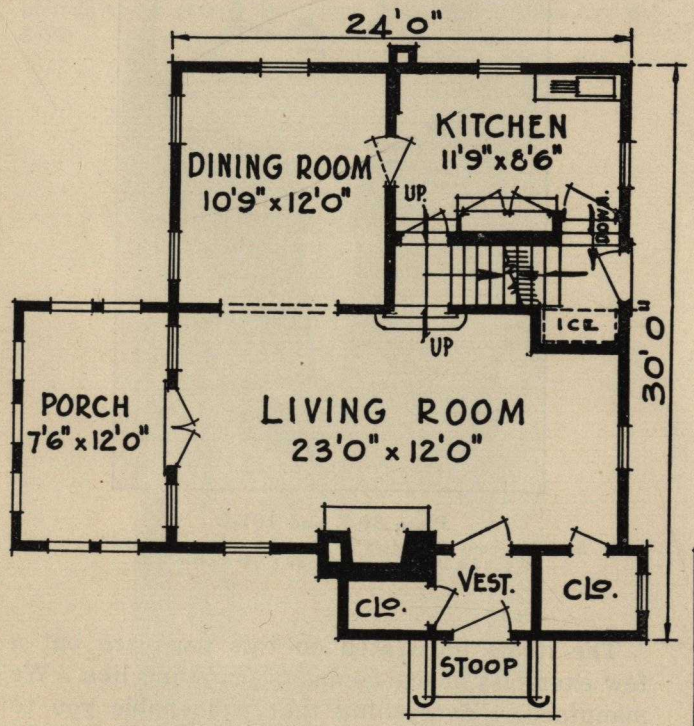
Hundreds of More Homes If you do not find a home in this book to meet your needs, tell us, for we have hundreds of other modern home designs to show you.



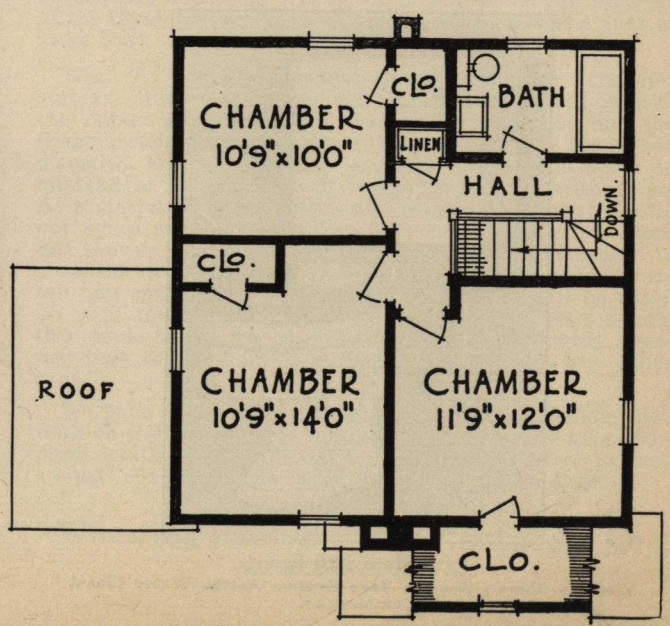
Size 24' 0"x30' 0"

Design 14072-B

6 Rooms, Bath and Private Porch



NESTLING within the sylvan confines of one of our vast forests, perched on the rocky ramparts of one of our mountain spires, or snugly resting within the more settled portions of our country this type of Old English architecture is eminently suited; it is at once cosmopolitan and rustic, lends charm to its natural surroundings and benefits by that charm.



DIMENSIONS

Width over all	32 ft. 9 in.
Depth over all	35 ft. 9 in.
Ceiling height, 1st floor	8 ft. 6 in.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

The Joy and Economy of Beautiful and Efficient Plumbing

The Wheeling Sanitary Mfg. Co., of Wheeling, W. Va., manufacture a complete line of plumbing equipment including Water Closet Bowls, Flush Tanks, Lavatories, etc., of Vitreous China; Bath Tubs, Lavatories, Laundry Trays, Drinking Fountains, Kitchen Sinks, Urinal Stalls, etc., of Semi-Vitreous Porcelain; Bath Tubs on feet and on base, Lavatories, Kitchen Sinks, and the Combination Bath of Enameled Iron. On this page and the next you will find some examples of this superior plumbing illustrated and described.

The two essential qualifications to keep in mind when selecting your plumbing are beauty and efficiency. It should be beautiful, not only for your own satisfaction, but because the bathroom and kitchen are two of the main show rooms in the modern house or apartment. It should be efficient because plumbing is your most useful servant. Constant repairs are not only annoying but costly, so be sure and specify the best.

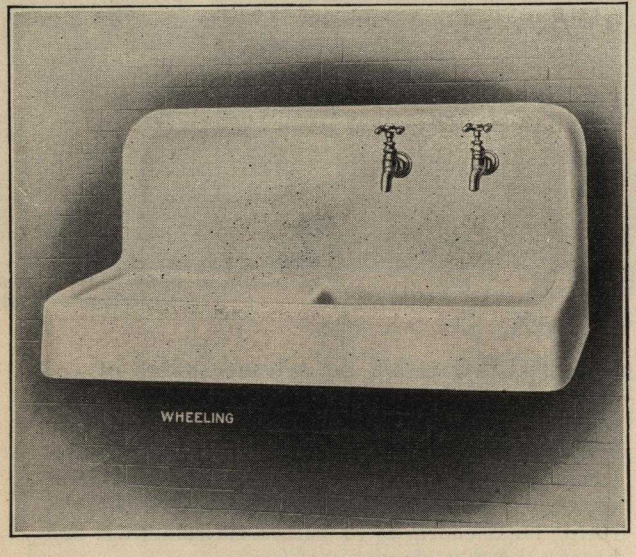


Plate 328-E
Enameled Iron. One-piece Kitchenette Sink. 42 x 20 inches.

Plate 128-E
Vitreous China. Reverse Trap Syphon Action Water Closet Combination.

For the all-white bathroom the fixtures illustrated below are most suitable.

Plate 126-E
Vitreous China. Syphon Jet Water Closet Combination. High class all-white trimmings. Silent in action.

Plate 86-E and 101-E
Semi-Vitreous Porcelain or Vitreous China Lavatories. 18 x 20 inches and 20 x 24 inches.

The items illustrated on this page are but a few examples of our complete plumbing line. We manufacture everything that will enable you to have the perfect bathroom and kitchen. For booklet illustrating and describing our products address

Wheeling Sanitary Manufacturing Co.
Wheeling, W. Va.

The Combination Bath

The COMBINATION BATH is an entirely new departure in the development of modern sanitary comfort, comprising, as it does, a SEAT, FOOT, SHOWER and CHILD'S bath, all in one.

It possesses many essential common sense features not found in any other types. For instance, it is more comfortable and less wasteful of water; it is possible to bathe and treat the feet without the removal of all clothing, by having only a small amount of water in the foot section. The ledges on the end and both sides of the foot section enable one to treat the feet conveniently, while the dimensions of the foot section allow ample space for the feet when standing or sitting. The mother or maid can bathe a child in comfort under ideal conditions. The child can be bathed on the seat section, and then, if desired, dipped in the water filled foot section.

Remember, when you are considering the length of the COMBINATION BATH in comparison with other kinds or styles, that you do not assume a half reclining position when using the COMBINATION BATH, but instead a sitting position; so that your length from knee down does not count in the length of the space required as it does when using the ordinary bath; also that the uncomfortable, cramped position assumed in the latter case is entirely removed and supplanted by a natural, comfortable posture, such as experienced when sitting in an easy, comfortable chair with just as much room in every direction as a person would have in using the ordinary bath of greater length.

Furthermore, when the COMBINATION BATH is used as a shower bath it is equal to any standard type shower receptor. The arrangement of the seat and foot bath permits the taking of a head or body shower bath, the latter without wetting the hair. This recommends it, and is a feature which should not be too lightly regarded; in fact, we strongly recommend installation of showers in connection with the COMBINATION BATH.

In planning bathrooms, space saving is ofttimes a most important problem, which can be readily and satisfactorily solved by the adoption of the COMBINATION BATH. This is all accomplished without encroaching on the space required for persons weighing as much as 250 pounds to an extent that comfort is sacrificed in any degree.

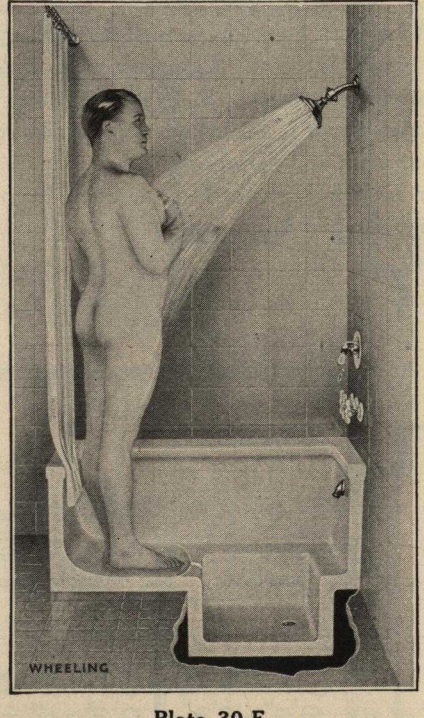


Plate 30-E

Semi-Vitreous Porcelain Ware., 44 x 30 inches to tile in right or left hand corner, or in recess. Glazed white all sides. Only one size made.

Plate 10-E

Enameled Iron Ware, 44 x 30 inches to tile in recess, only. Enameled white front. Waste in foot section either right or left hand end. Only one size made.

Thos. R. Bishop, Architect, 35 S. Dearborn St., Chicago, Ill., says: "In response to your recent verbal inquiry as to what prompted me to specify and have the forty Plate 10-E Combination Baths installed in the Mira-Mar Hotel, located 6222 Woodlawn Ave., Chicago, the early part of 1925, would say that I recognized that this bath would enable me to effect a considerable saving in space without at the same time sacrificing in any degree the essential factors so necessary to a well equipped bathroom. I am pleased to be able to say that this faith in the Combination Bath was not misplaced. The best evidence I can furnish to substantiate this statement is to cite the fact that the hotel is now being enlarged, and an additional sixty Combination Baths will be installed; whereas the regulation 5-foot bath, of which there was a considerable number installed in the original building will be omitted. Furthermore, and for your future guidance, would say that I am specifying, and there will be installed, about one hundred of the Combination Baths in a hotel to be built this year at Lake Park Avenue and 46th St., this city."

Wm. T. Lackey, Manager Hotel Mira-Mar, Chicago, states: "I confess having entertained some misgivings at the outset as to how the average guest would like the Combination Bath. However, this uncertainty was soon dispelled, and I was fully reassured that we had made no mistake in equipping such rooms as we did with them. As a matter of fact, the mistake we made was that we did not equip all the bathrooms with the Combination Bath and shower, instead of the regular baths that were used to a considerable extent. As you know, in the addition we are now making to the hotel all bathrooms will be fitted up with the Combination Bath. It goes without saying this would not be the case if we were not thoroughly satisfied that the Combination Bath is superior to any other type."

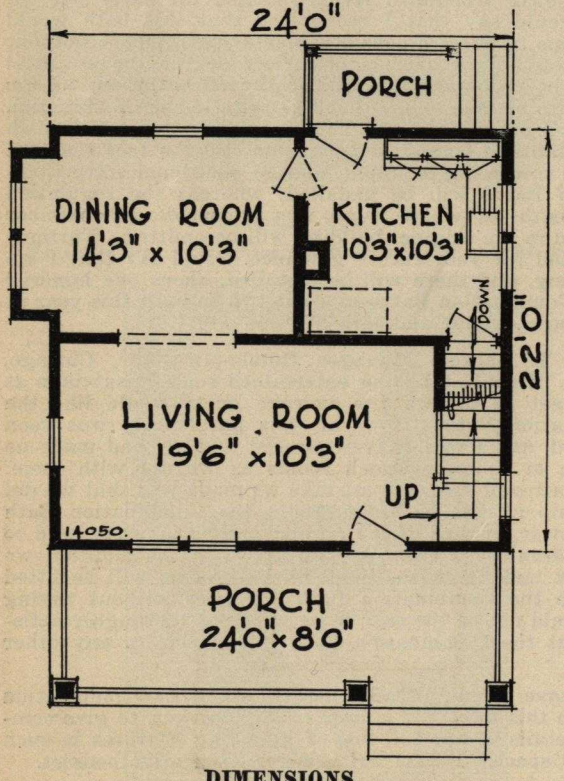
We have given a detailed description of the Combination Bath on this page. It is impossible, however, to give complete details of our full line of Plumbing Fixtures in such a small space. Please write us for descriptive booklet.

Wheeling Sanitary Manufacturing Co.
WHEELING, W. VA.

Size 24' 0"x22' 0"

Design 14050-B

6 Rooms and Bath



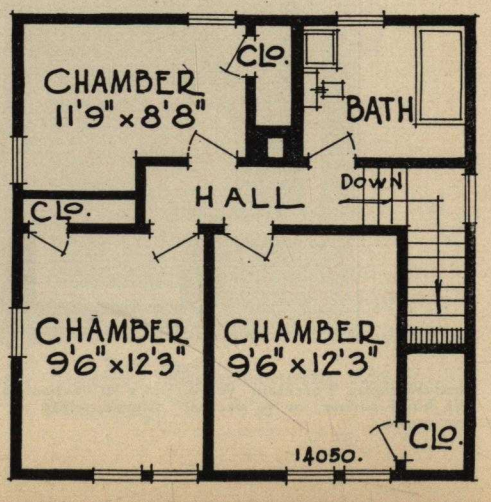
DIMENSIONS

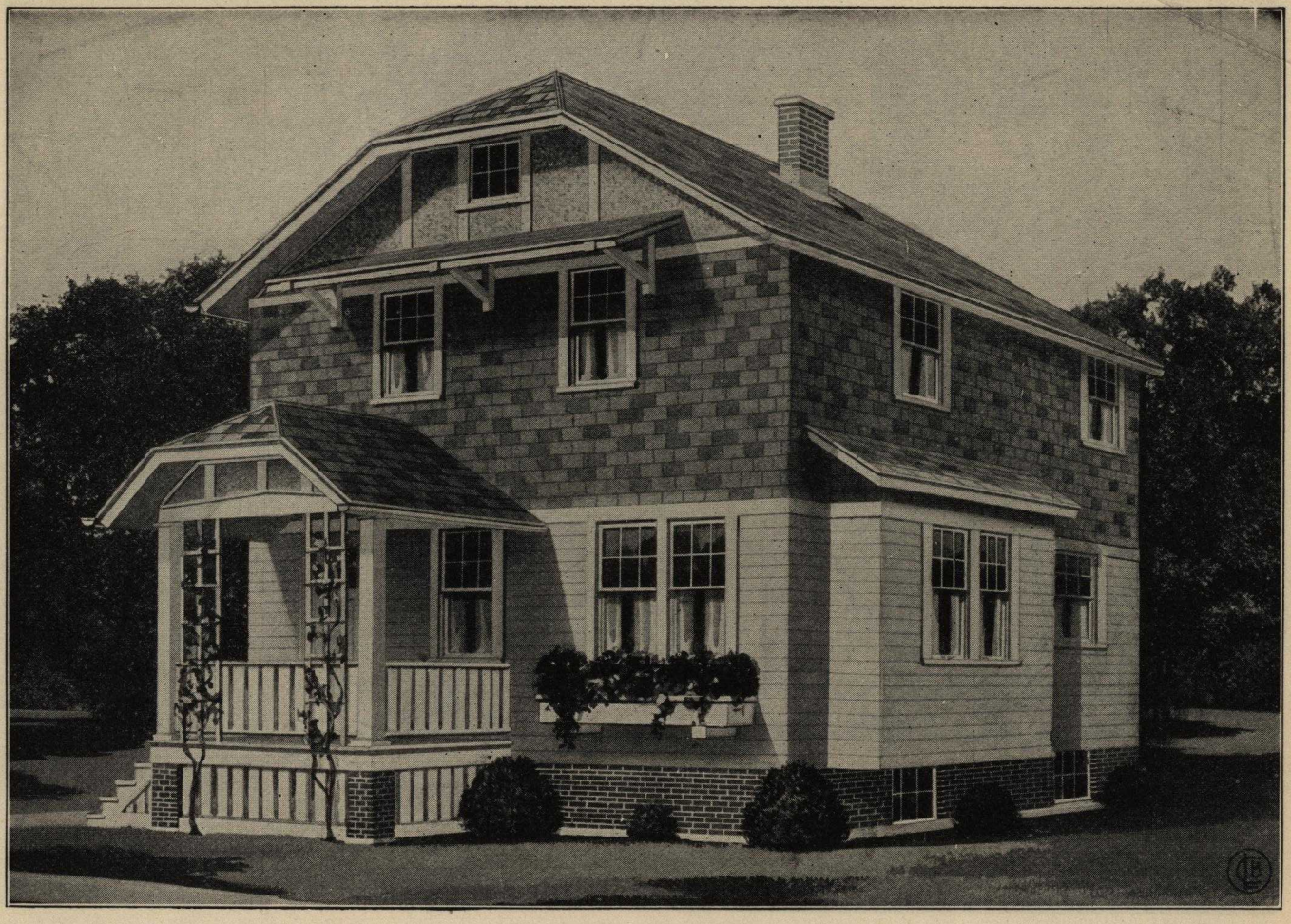
Width over all	29 ft.
Depth over all	37 ft. 6 in.
Ceiling height, 1st floor	9 ft.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

IN BUYING a home it is well to remember other things besides the cost. Compactness and convenience are natural considerations. But also remember the external appearance for it is a constant reminder to your neighbors of your taste and personality.

One never need feel ashamed of the above home. It bespeaks simplicity and discrimination.

IF YOU LIKE THIS HOME LET US HEAR FROM YOU.

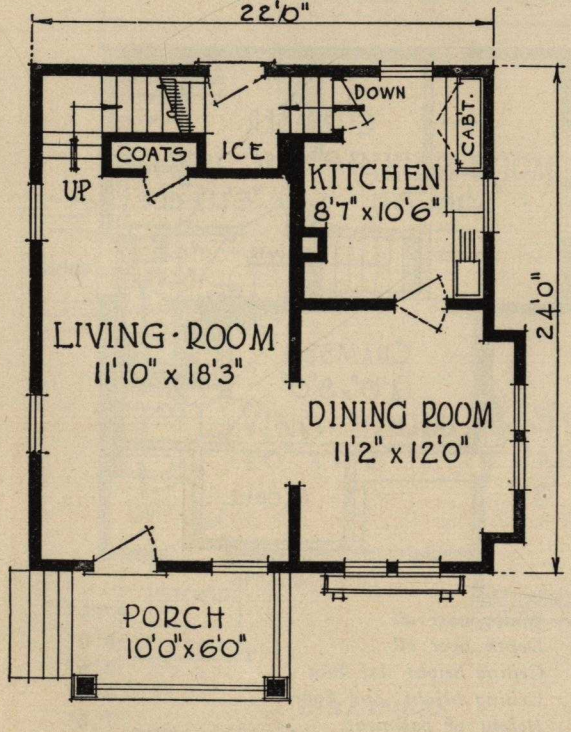




Size 22' 0"x24' 0"

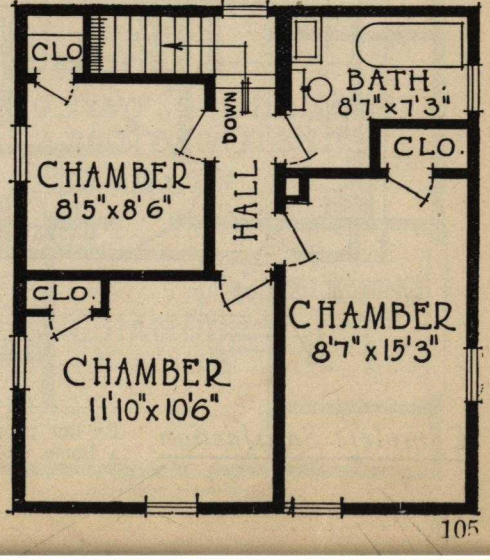
Design 12276-B

6 Rooms and Bath



THIS picture is sure to attract the attention of anyone interested in building a small home. Worked out in square, straight lines, using siding for the first story, shingles for the second and paneled stucco for the gables, make a pleasing contrast for the fine design. All details have been carefully worked out to make this plan complete in every respect.

Consult the many colored pictures of homes shown so as to select a color scheme for your new home.



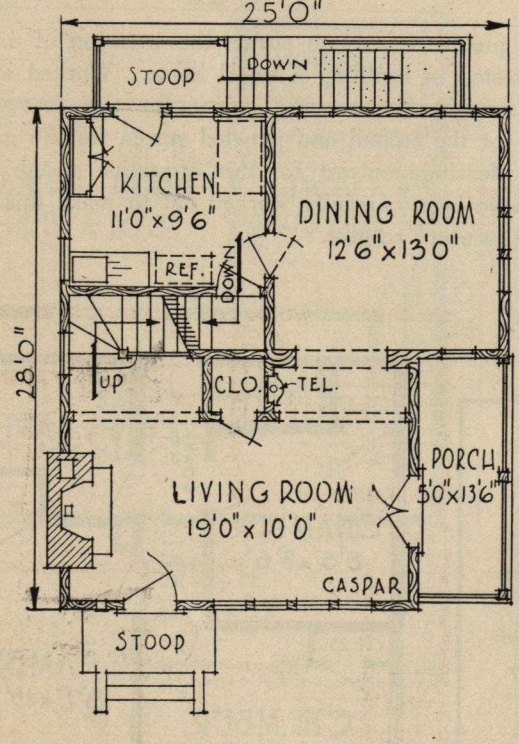
DIMENSIONS

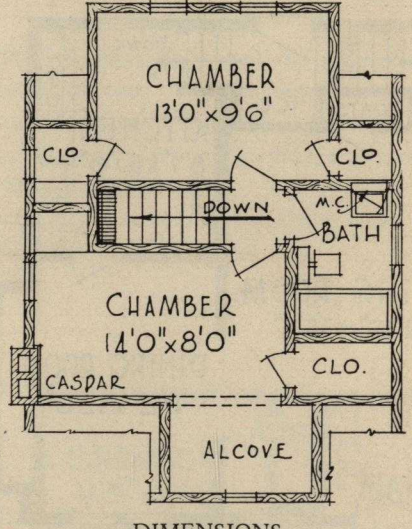
Width over all	26 ft.
Depth over all	31 ft. 6 in.
Ceiling height, 1st floor	8 ft. 6 in.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

Size 25'0" x 28'0"

5 Rooms, Bath and Alcove

The CASPAR

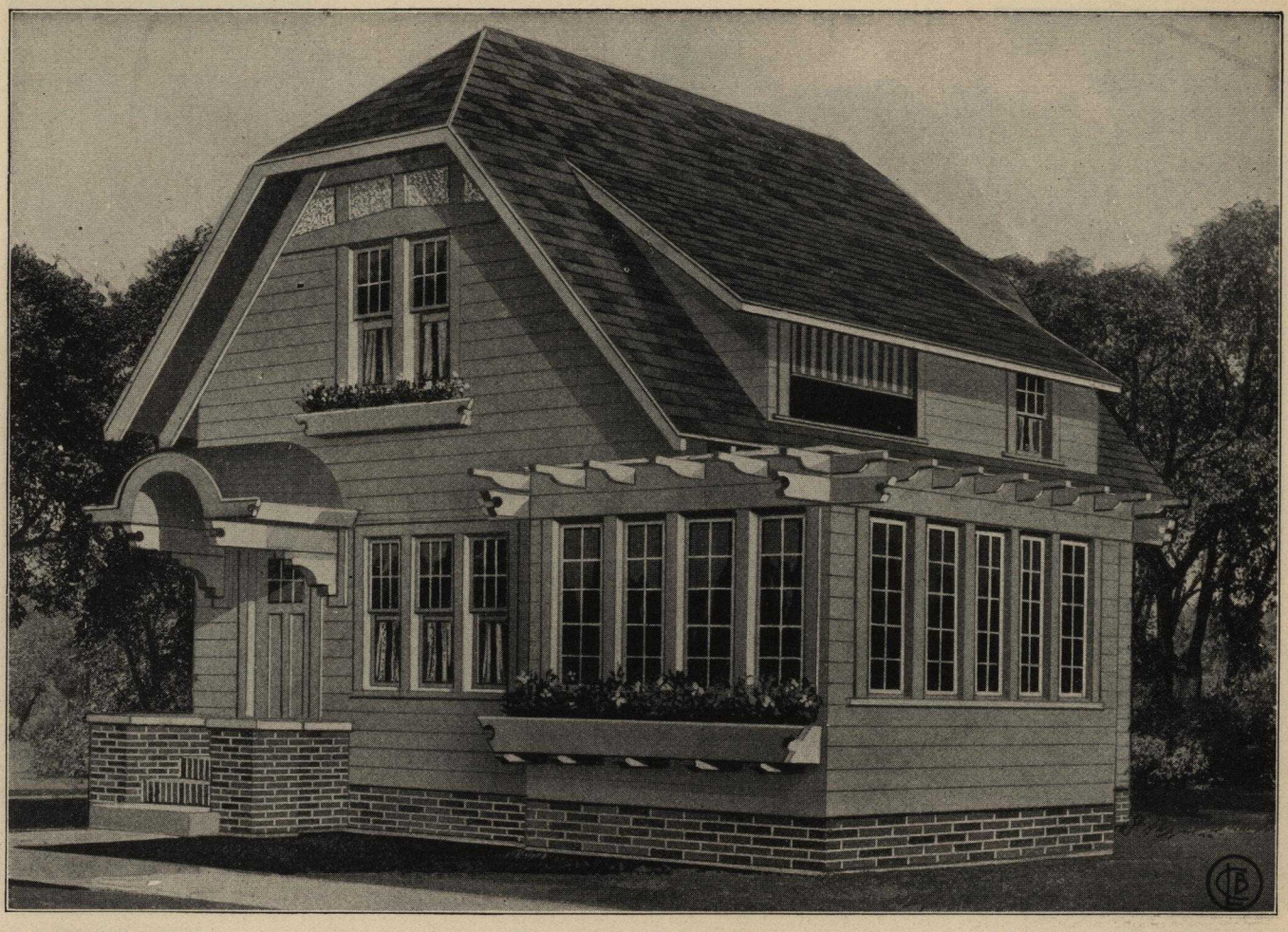




DIMENSIONS

Width over all	27' 0"
Depth over all	38' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

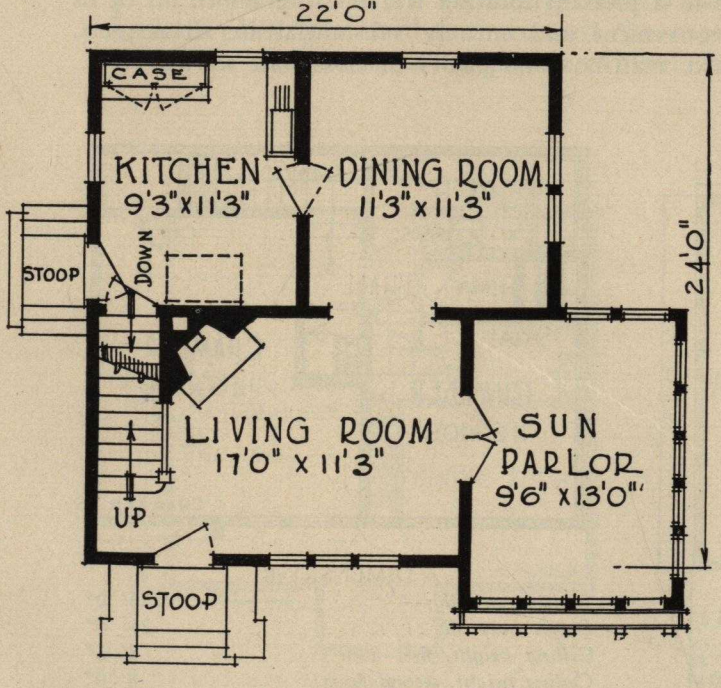
Complete Satisfaction By our prompt service and square dealing methods we change the dread and worry of building a home into an experience of pleasure and satisfaction.



Size 22′ 0″x24′ 0″

Design 12246-B

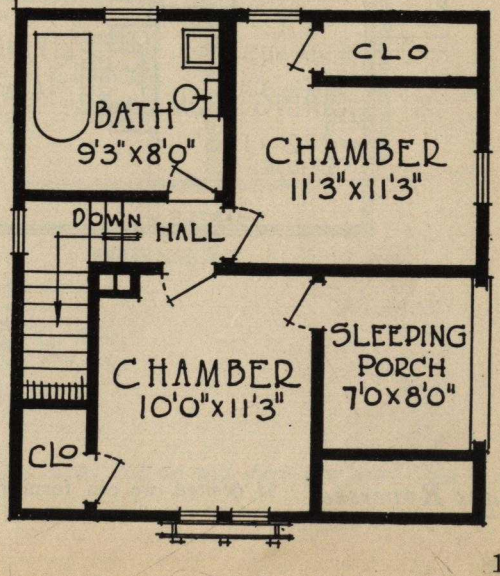
5 Rooms, Bath, Sun Parlor and Sleeping Porch



DIMENSIONS

Width over all	33 ft.
Depth over all	30 ft.
Ceiling height, 1st floor	8 ft. 6 in.
Ceiling height, 2nd floor	8 ft.
Height of basement	6 ft. 8 in.

ECONOMY in materials and construction has been practiced here but never at the expense of the appearance of comfort. Uniqueness of design and efficiency of room distribution makes this a desirable home indeed. And, to repeat, at a very low price.

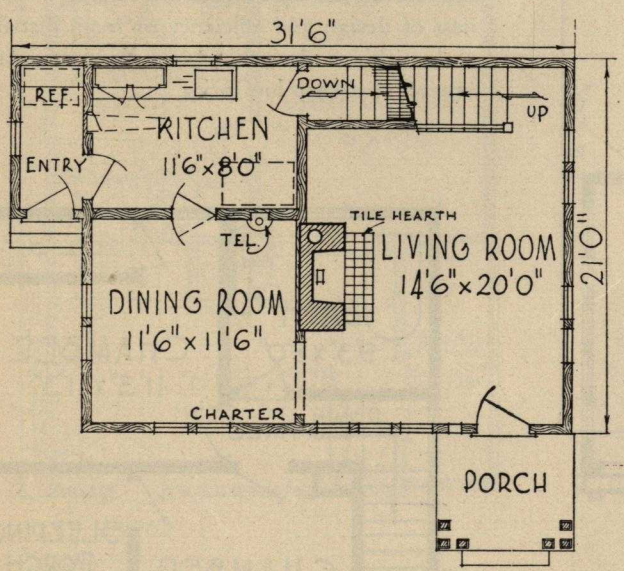


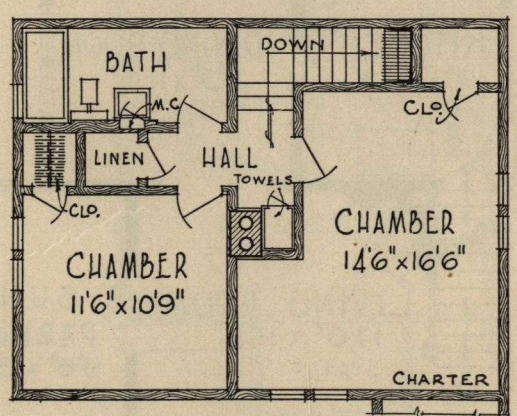
Size 27'6" x 21'0"

5 Rooms and Bath

The CHARTER

LIVING in a comfortable, well made home in a pleasant location is a blessing which all of us appreciate. The "Charter" is modern, convenient and entirely substantial in all respects. Such conveniences as built-in ironing board, mail box and plenty of closets are shown.

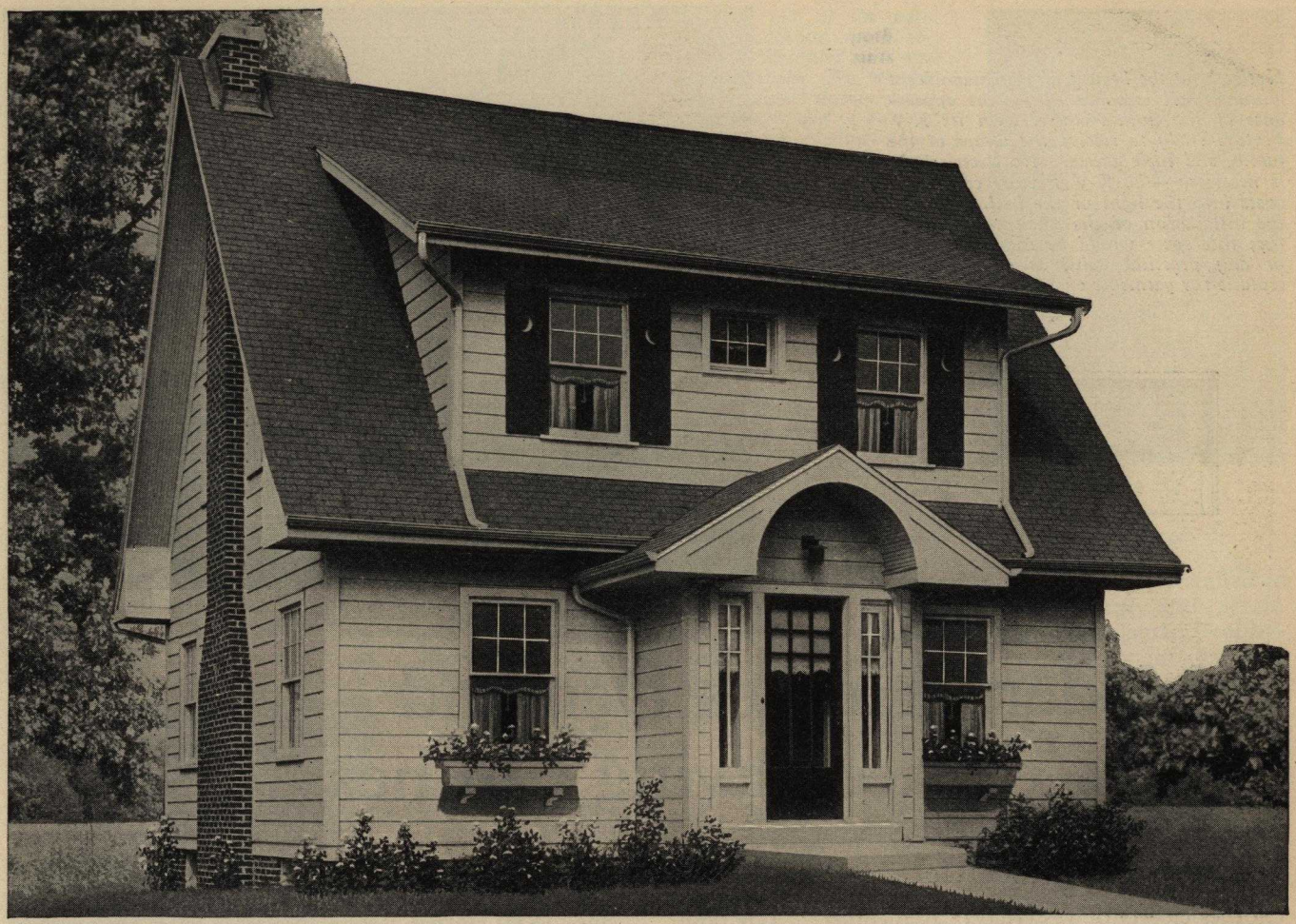




DIMENSIONS

Width over all	33' 0"
Depth over all	29' 0"
Ceiling height, first floor	8' 6"
Ceiling height, second floor	8' 0"
Height of basement	7' 0"

Plans Reversed If desired, we can furnish necessary information for reversing the plans to meet your needs.

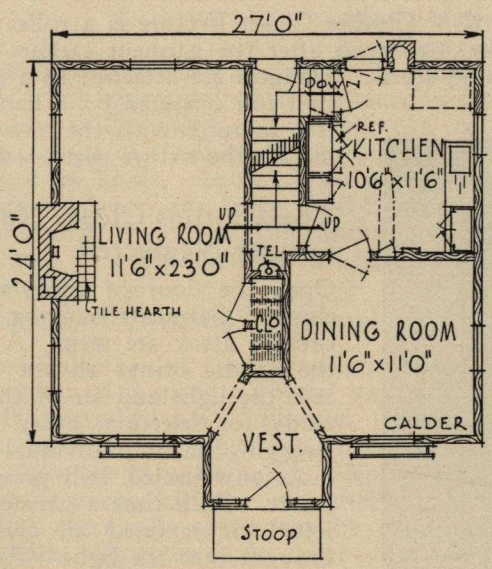


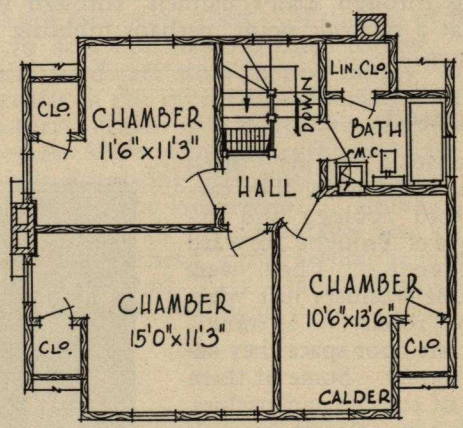
Size 27'0" x 24'0"

6 Rooms and Bath

The CALDER

THE "Calder" is an especially roomy and comfortable house. In studying the floor plan, you will find that all the rooms are of good size. Plenty of closets, also built-in telephone cabinet, ironing board and linen closet.



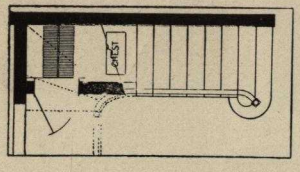


DIMENSIONS

Width over all	31' 0"
Depth over all	33' 0"
Ceiling height, 1st floor	9' 0"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Homes for Corner Lot Consult us regarding any plan which you may select and we will show you how it can be made suitable for a corner lot.

Notice how the beauty of this magnificent entrance hall is enhanced by the appearance of the clothes closet, with its K-V Fixture ready to receive the wraps of the family and their guests. No electric light is necessary—the K-V Fixture carries the coats into the light of the hall. Without the installation of the efficient K-V Fixture this space would be too small to be of any practical value as a proper receptacle for garments of any kind.



Modern Homes Demand Space Saving Clothes Closets

Clothes Closets of the Horrible Eighties

Clothes closets of yesterday! Remember? The door swung open, revealing a pit of cavernous darkness in which one groped for garments hung in blind disorder. Wrinkled! Shoes on the floor, hooks that were never quite decided whether to stay in the wall or collapse the moment a garment was placed on them! In the summer this large "roomy" closet was the happy home, incubator, and playground of moths, eating through Dad's flannels, through his Sunday suit at a strategic point, perhaps nibbling at mother's dresses—

Abuses Excused

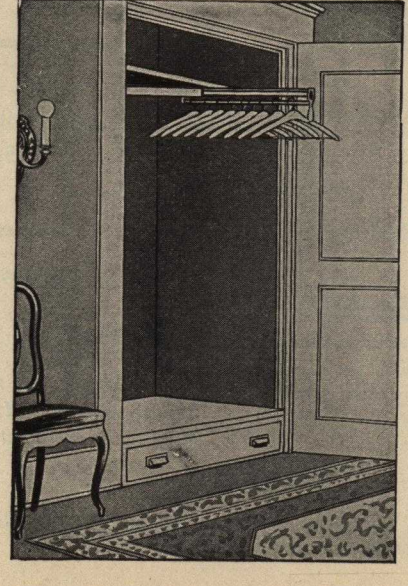
Disordered, chaotic, untidy, often dirty as these closets were, they carried a one-word apology and explanation always brought forward in their defense. They were "roomy." One wonders just what was meant by "roomy." If roominess meant waste floor space they assuredly were roomy. Some of them were the size of today's sun parlors. But the old time closets weren't sanitary, weren't convenient, and had only a small garment hanging capacity. Plainly they represented a prodigal waste of usable floor space.

Housewives Everywhere Revolt

A revolution in clothes closets had to come—and did. A people enjoying radios, automobiles, living in well-heated, well-appointed modern homes weren't going to endure 1880 clothes closets any more than they would put what-nots in the parlor, drive a surrey or listen to the talking machine. The old-time closet was outmoded—a survival of another age. It vanished, to be replaced in a million American homes by a smaller but more convenient closet equipped with the K-V Clothes Closet Fixture.

Order Out of Chaos with K-V Fixtures

The K-V Clothes Closet Fixture is a roller bearing trolley, patterned after the garment carriers used in clothing stores. Hangers are attached to a movable steel rod operated by a handle. A few minutes with the screw driver installs the fixture permanently.



The Clothes Closet No Longer Neglected

Open the door of today's clothes closet! Garments hanging in neat, orderly array are seen. A pull of the handle brings all the clothing into the light and air of the room, ready for selection, every garment swinging on an individual hanger, neat, unwrinkled, still pressed, still smart. Each time a garment is selected or replaced all clothing is brought into the light. And selection is made easy because there is a place for everything, and everything is in place. Moths shun sunlight and fresh air—no destruction from that source! The neat row of cloth-

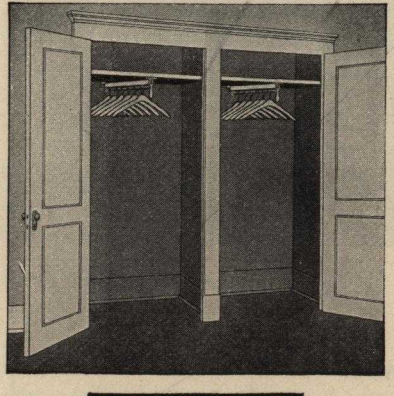
ing hanging from the fixture of shining pressed steel appeals to every housewive's sense of orderliness. Pressing and tailor bills, which put such a substantial crimp in so many family budgets—are cut in half.

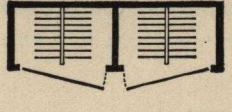
Meeting Today's Demand for Floor Space

Small clothes closets have become an economic necessity in the building of new homes. Yet, in many instances, valuable living space has been utterly destroyed by the construction of larger-than-necessary closets. The row of hooks around the wall have been supplanted to a certain extent by a wooden bar or pole extending from one wall to the other. While this arrangement has created more orderliness and provided additional capacity, it is at best a makeshift and has by no means discouraged moths or made for the perfect system resulting from the installation of K-V Fixtures.

Through Years of Use

Those who are about to build should plan definitely for the installation and use of K-V Fixtures in nearly every closet in the house. The cost of the fixtures is insignificant, the installation simple. The installation, however, even by the housewife, is at once permanent. The fixtures will last always, cannot get out of order, will not depreciate or become obsolete.





Provide Beforehand and Save

By planning to build small space saving clothes closets many feet in the over-all dimensions of the home can be saved. This means the saving of many, many dollars in construction costs, as any builder will explain. And this can be done without sacrifice of space in the bedrooms and living quarters of the home. In fact, there are hundreds of cases where plans have been altered, space saving closets installed, the outside dimensions of the home reduced, and the rooms actually made larger.

For Closets of Unusual Dimensions

The ideal Space Saving Closet is slightly wider than the shoulders of a man. To the underside of the full shelf is attached a K-V Fixture. These fixtures are made from 12 to 60 inches in length, thereby permitting their use in an extremely deep closet capable of enormous storage capacity, or a shallow space that ordinarily could not be employed at all. Entrance to the closet is not possible or necessary, because the array of clothing suspended on hangers from the sliding extension bar slides forward at a slight pull, and the entire wardrobe comes into view.

A closet out of the past. Damp, odorous, moth infested. Wrinkled suits and mussed frocks. No wonder people were "clothes closet conscious," and rushed about slamming closet doors the moment the bell rang on the arrival of guests. A K-V Fixture—a few minutes with a screw driver—and order could be brought out of the jumble, with everything as compact and neat as a wardrobe trunk. This closet, which belongs in a museum, could be made into a K-V Closet, which belongs in every modern home.

Cubby-holes into Wardrobe Trunks

The K-V Fixture, however, can be easily installed in practically all types of closets—large and small, square, rectangular or triangular. The small "cubby-hole" is transformed into a useful garment case in a moment, by the use of a screw driver, a few screws and a K-V Fixture of the proper length.

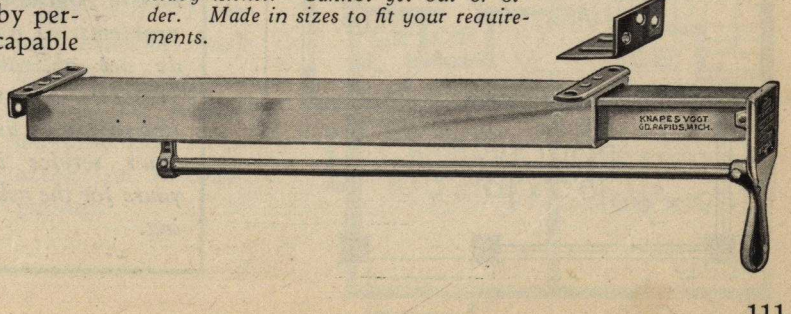
The Convenience of the Future

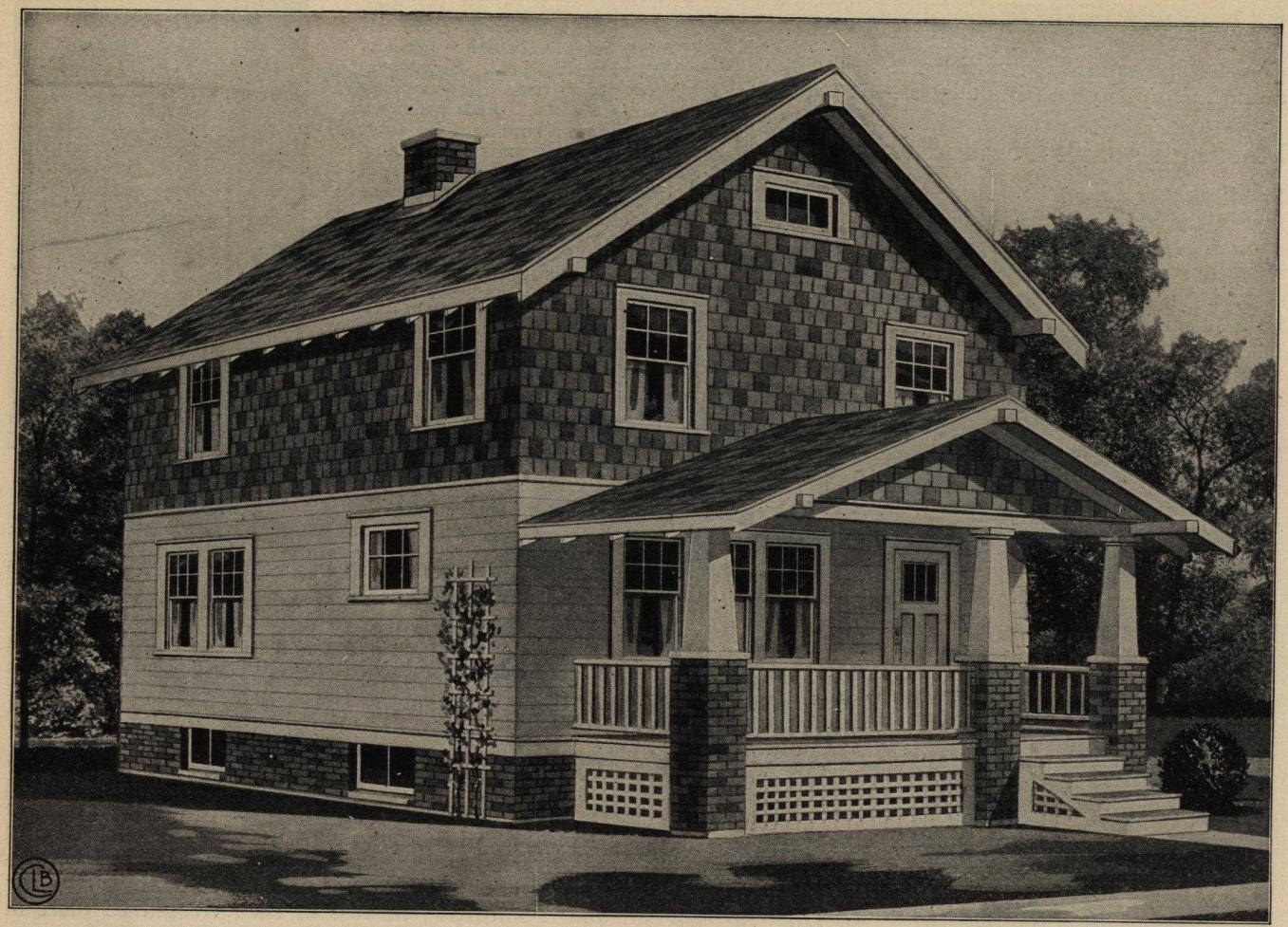
K-V Clothes Closet Fixtures are already in use in thousands of homes, apartments, hotels, clubs and apartment hotels. More and more are they becoming a part of the modernization of the Home of Now and Tomorrow, because of their recognized place in the present day desire for system, their worthy construction and value.

Secure them for Your Home

By all means make sure that your home has Space Saving Closets. Tell your architect and your contractor you want them. Tell him of K-V Fixtures, if he does not mention them to you. And if your local hardware store cannot supply you with these fixtures in the proper size desired, write direct to the factory—Knape and Vogt Manufacturing Co., Grand Rapids, Mich. In any event ask them to send you a very interesting little booklet entitled "The Clothes Closet and the Housewife." This booklet tells and shows in detail the advantages and conveniences of the K-V Clothes Closet Fixture, as manufactured by the Knape and Vogt Manufacturing Company of Grand Rapids, Michigan.

The K-V Clothes Closet Fixture—roller bearing—silent. Finished in heavy nickel. Cannot get out of order. Made in sizes to fit your requirements.



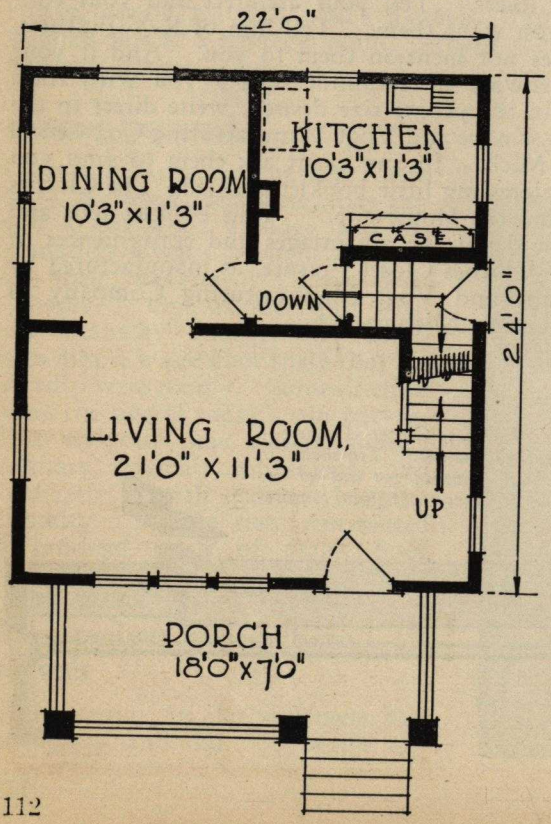


Size 22′ 0″x24′ 0″

Design 12253-B

6 Rooms and Bath

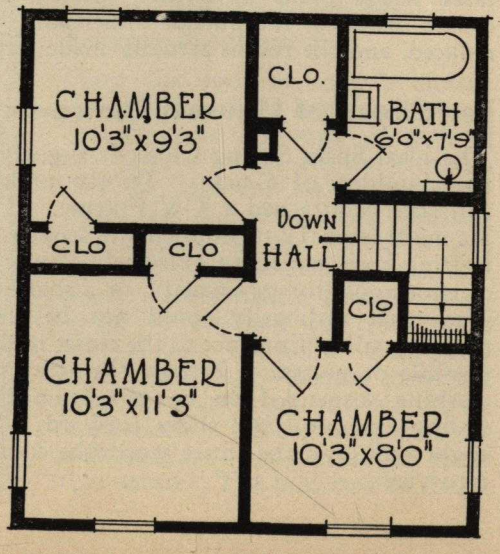
THERE are many things to consider in selecting a home. You may be attracted by the outside and find the interior arrangement jumbled and inefficient. No such disillusionment awaits you here when you turn from the picture to the floor plan.

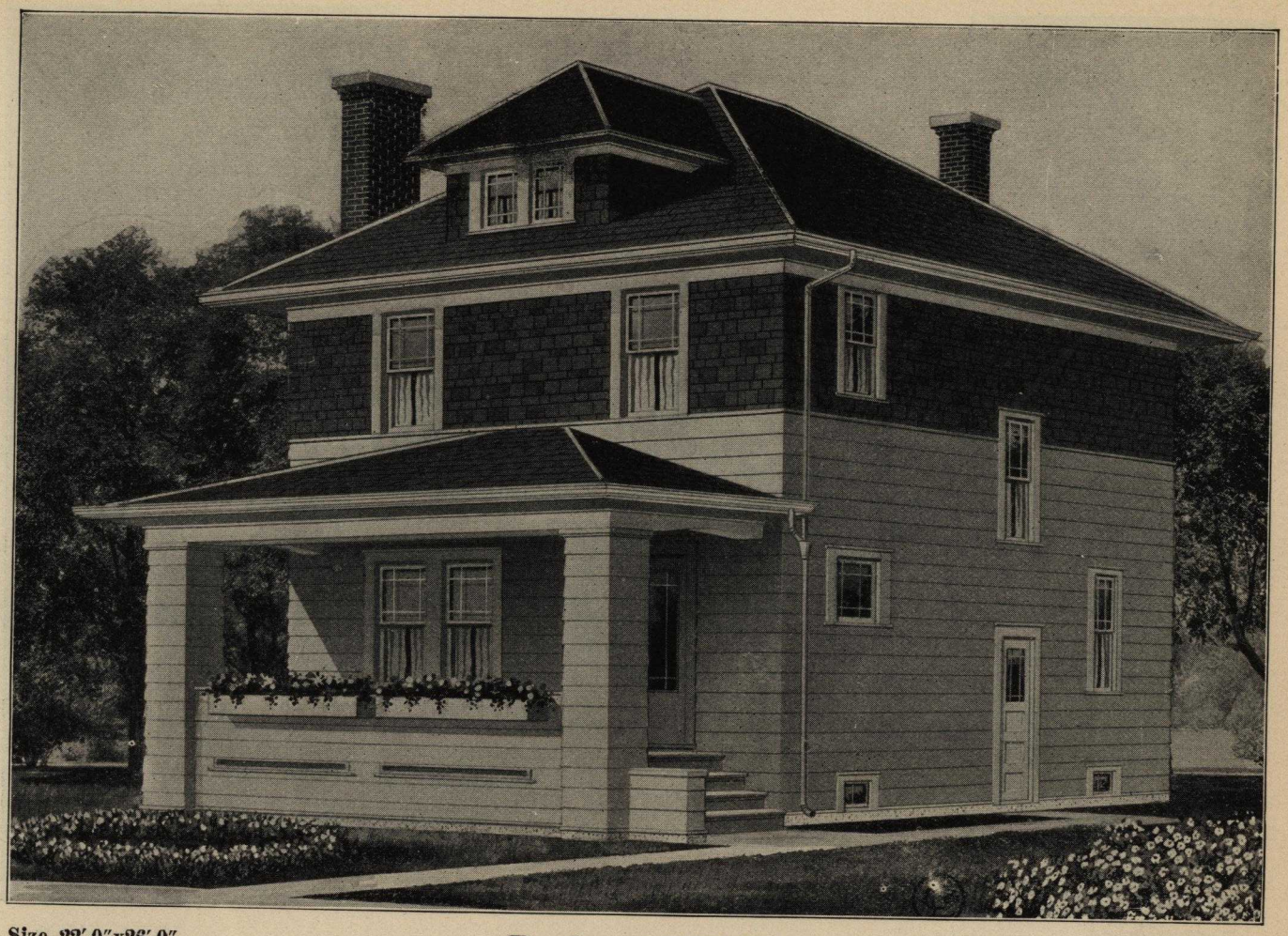


DIMENSIONS

Width over all	**26 ft. 6 in.**
Depth over all	**37 ft. 6 in.**
Ceiling height, 1st floor	**8 ft. 6 in.**
Ceiling height, 2nd floor	**7 ft. 4 in.**
Height of basement	**6 ft. 6 in.**

Nothing is more pleasing to us than to help others to solve their building problems. You do not obligate yourself when consulting us. Our service is yours for the asking.



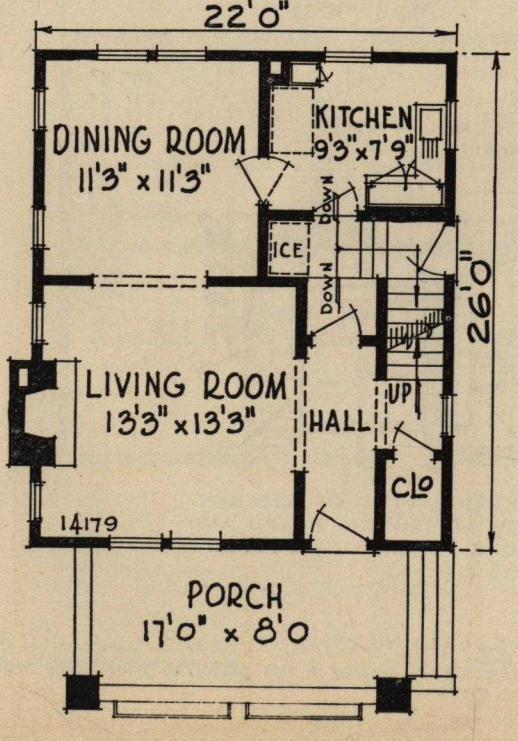


Size 22′ 0″x26′ 0″

Design 14179-B

6 Rooms and Bath

UNUSUALLY attractive and well designed, this dwelling at once attracts the home lover who is a judge of neat design and good values. A maximum of living comfort is made possible by the thoughtful interior arrangement. The selection of this home insures full value for investment.

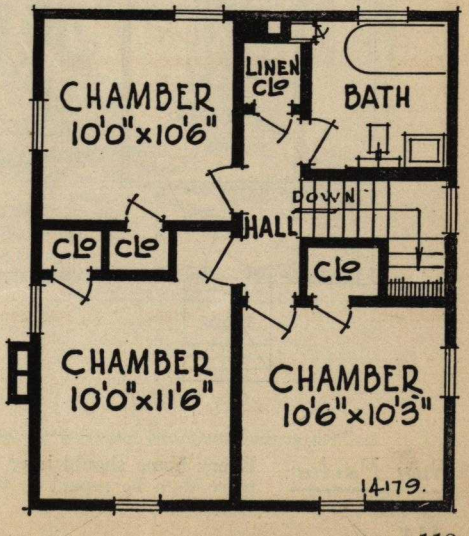


PERSONAL ATTENTION

Every well-planned and well-constructed home erected in this community in which a fully satisfied family resides is a STANDING ADVERTISEMENT for our materials and building service. This is the reason we give personal attention to our patrons.

DIMENSIONS

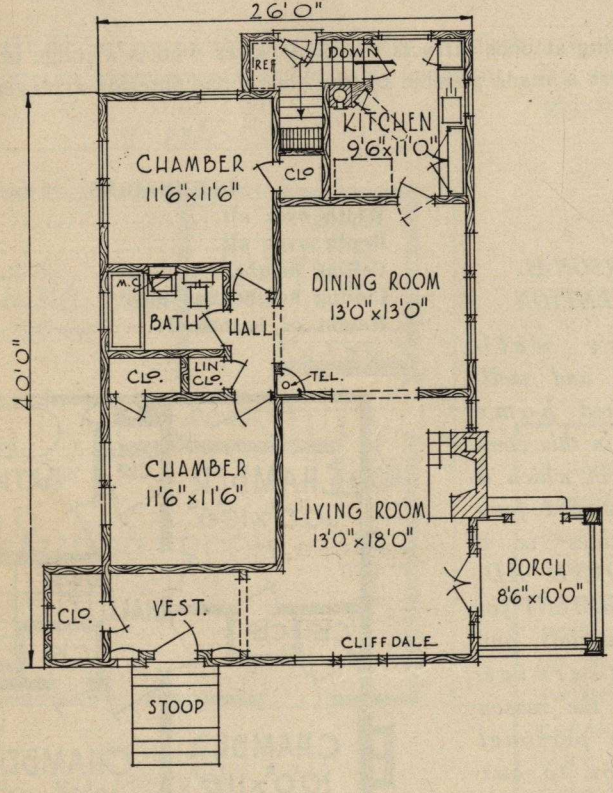
Width over all	26 ft.
Depth over all	39 ft.
Ceiling height, 1st floor	8 ft. 6 in.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.



Size 26'0" x 40'0"

5 Rooms and Bath

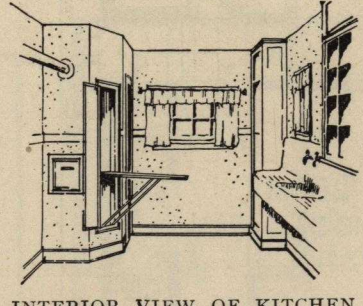
The CLIFFDALE



MODEL bungalow, neat, attractive and planned with five rooms and bath. Such modern conveniences as built-in mail box, telephone cabinet, ironing board and rear door delivery receptacle are found. The roof is of asbestos shingles.

DIMENSIONS

Width over all	39′ 6″
Depth over all	51′ 6″
Ceiling height	8′ 6″
Height of basement	7′ 0″



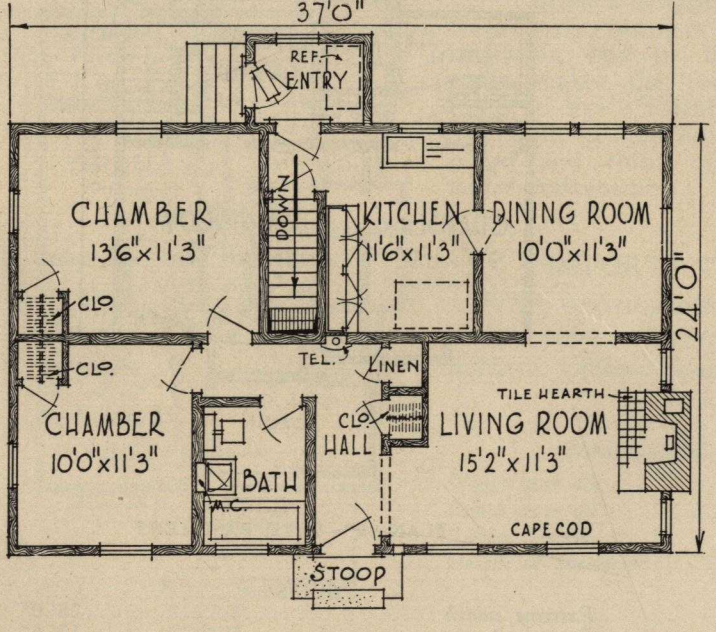
INTERIOR VIEW OF KITCHEN SHOWING IRONING BOARD AND DOOR TO GARBAGE BURNER

Sun Parlor Every home should have a sun parlor where space permits. The cost of adding a sun parlor to your home will more than be repaid in the comfort and cheerfulness which it gives.

Size 37′0″ x 24′0″

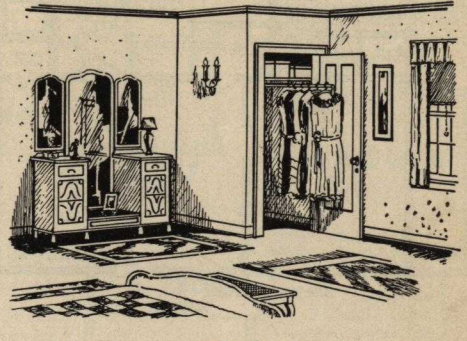
5 Rooms and Bath

The CAPE COD



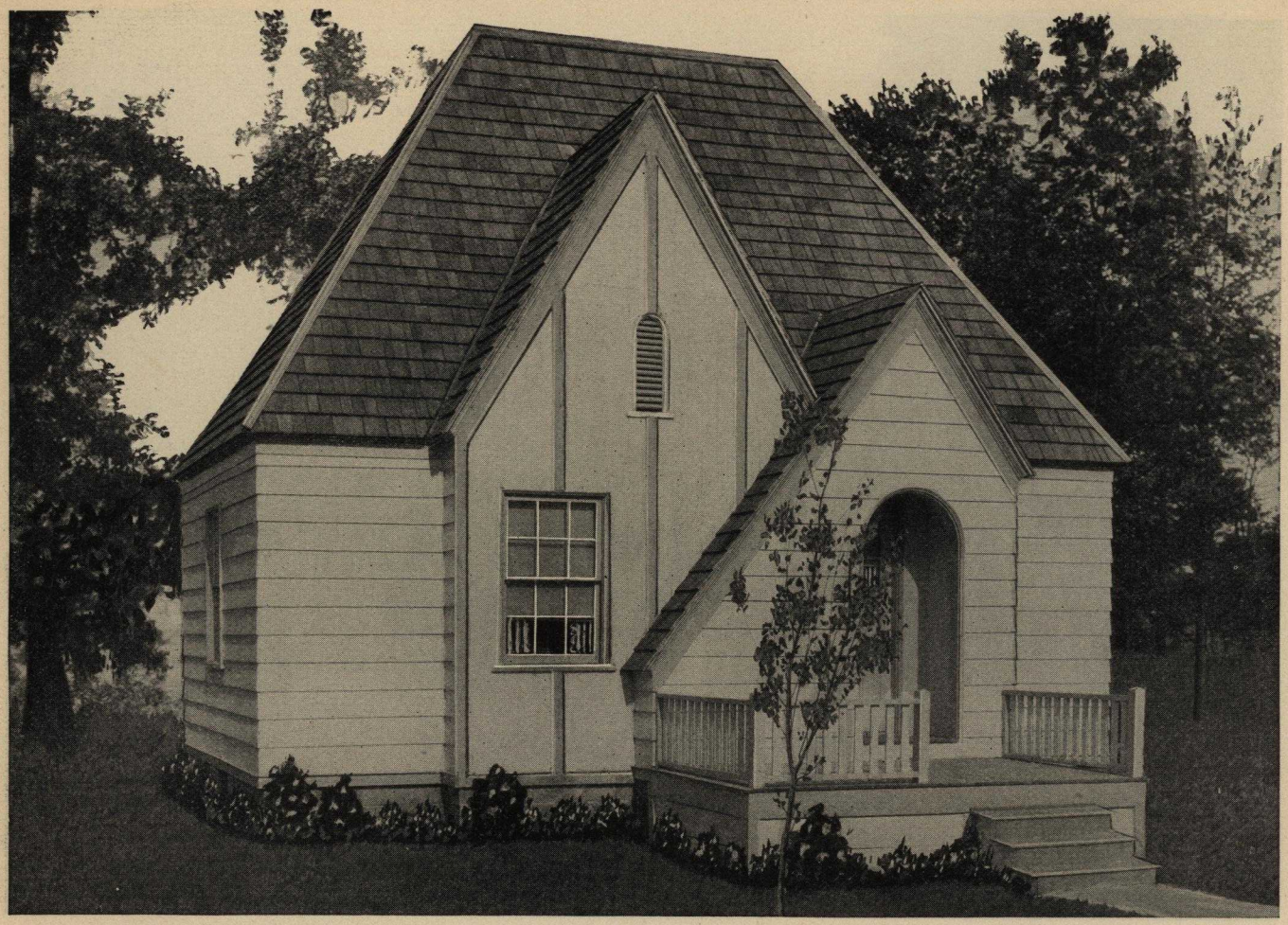
DIMENSIONS

Width over all	39′ 0″
Depth over all	32′ 9″
Ceiling height	8′ 6″
Height of basement	7′ 0″



VIEW IN CHAMBER SHOWING SPACE-SAVING CLOSET

A Sleeping Porch Is useful not only as a healthful fresh air sleeping room but as a spare bedroom, when needed.



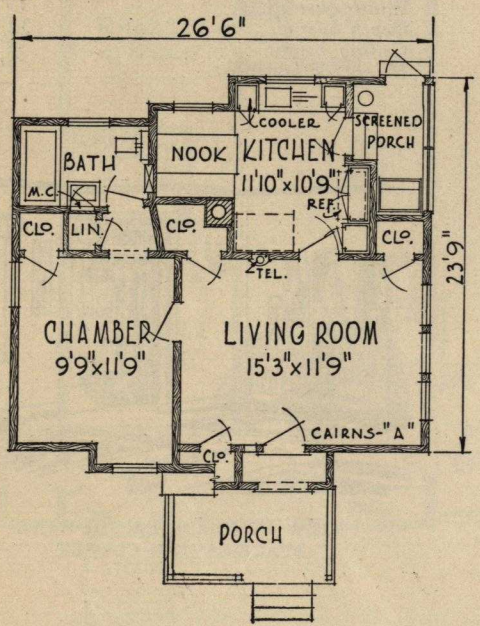
Size 26'6" x 22'0"

3 Rooms, Bath and Dining Nook

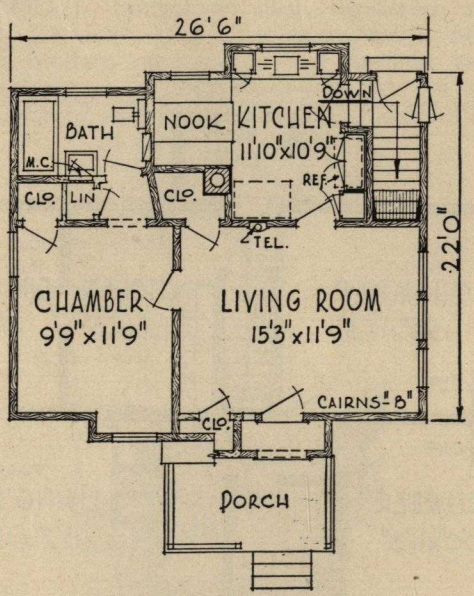
The CAIRNS

IMPORTANT

When ordering plans of this design state whether wanted with or without basement.



PLAN "A"—WITHOUT BASEMENT



PLAN "B"—WITH BASEMENT

SIZES

Extreme width	28' 0"
Extreme depth	35' 6"
Main Floor Ceiling	8' 6"
Basement Ceiling—Plan "B"	7' 0"

The Garage Should be made to match the home; to preserve the architectural harmony of the premises. This will cost no more than otherwise.

Size 24'0" x 33'6"

4 Rooms, Bath and Dressing Room

The CAXTON

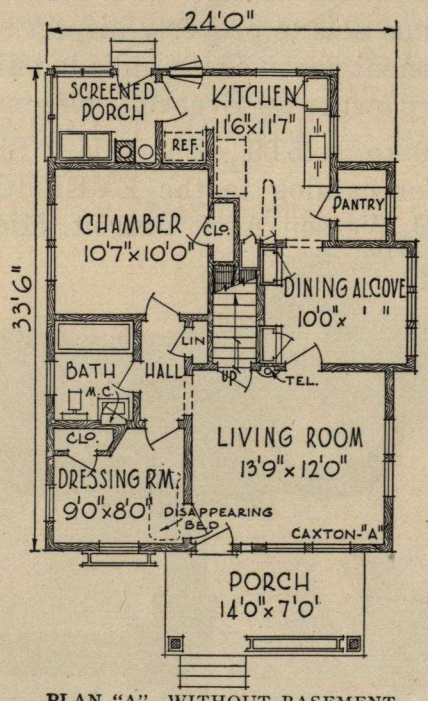
A COZY little shingled bungalow that should prove a delightful retreat for a couple, young or old. Disappearing bed in the living room makes the four rooms equal to five. Telephone cabinet, built-in mail box, ironing board and china cabinet are added conveniences.

IMPORTANT

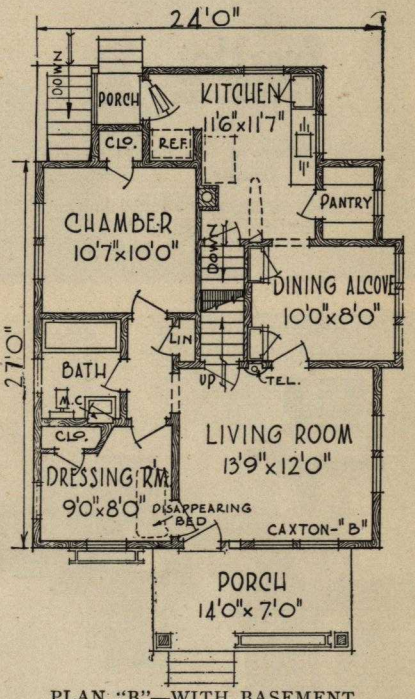
When ordering plans of this design state whether wanted with or without basement.

DIMENSIONS

Width over all	28' 6"
Depth over all	44' 6"
Ceiling height	9' 0"
Height of basement	7' 0"



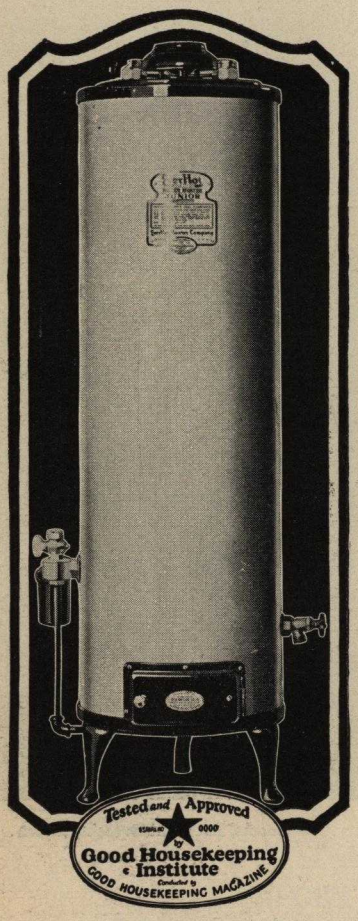
PLAN "A"—WITHOUT BASEMENT



PLAN "B"—WITH BASEMENT

Prompt Delivery Is essential to the satisfactory progress and completion of the building. Our quick service insures against delay.

A Joy of the Modern Home—



EverHot
AUTOMATIC
WATER HEATER

Exterior View of the EverHot Junior

The beauty without reflects the quality within.

What It Is

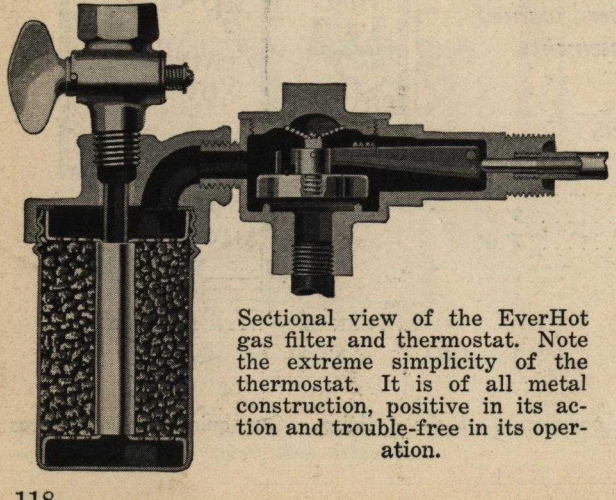
The EverHot Automatic Water Heater is a simple, compact unit of extremely graceful design and beautiful finish. It is of the automatic storage type, having no coils or complicated parts. The entire outside surface of the boiler is utilized as heating surface, enabling the heater to function with the highest degree of economy.

The entire heater is insulated with a thick covering of rock wool, one of the best insulators known. The outer jacket shell is of terne plate (lead coated steel). This presents a very smooth, uniform surface for the application of the satin silver Duco lacquer. The fittings are nickel plated. The gas filter, burner pipe, fire door, legs, top, base and draft governor are finished in black baked enamel. The heater presents a most pleasing appearance and will add prestige to any surroundings.

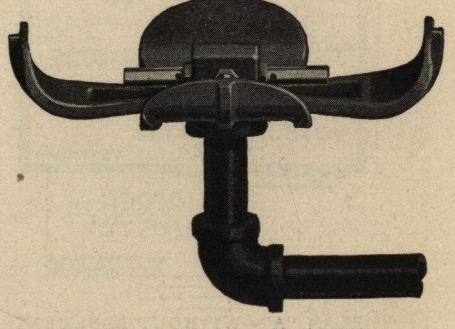
The boiler is triple extra heavy, and tested to five hundred pounds hydrostatic pressure. It is galvanized by a special process which insures a much longer life than any ordinary galvanized boiler. The whole heater is built with the idea that it will last as long as the home.

The EverHot is not an assembled heater. It is made in our own plant and we are thus able to properly inspect the manufacture of every component part. Our aim is to build a heater that will make every owner an EverHot salesman.

Prices range from $66.00 to $145.00. There is a Size for Every Need. Write for catalog to the EVERHOT HEATER COMPANY, 5191 Wesson Ave., Detroit, Mich.



Sectional view of the EverHot gas filter and thermostat. Note the extreme simplicity of the thermostat. It is of all metal construction, positive in its action and trouble-free in its operation.



The EverHot semi-bunsen, non-flash-back, non-carbonizing burner.

A Joy of the Modern Home—

What It Does

—It gives you, in your home, the same kind of hot water service you expect in a high class hotel—without the premium.

The EverHot is entirely automatic. When first installed—light it and forget it. Its unfailing service is its only reminder of its presence. It responds instantly to the turn of any hot water faucet in the house, delivering clean hot water at the same pressure and in the same volume as the cold faucet delivers cold water.

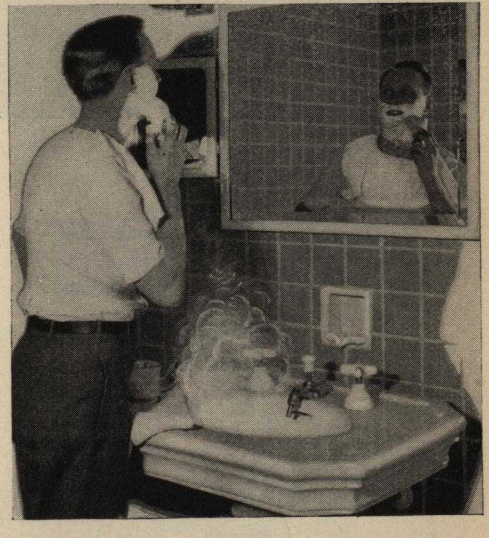
It costs less than a modern gas range, or washing machine, yet renders a much greater contribution to the health, comfort and happiness of the home.

The economy of operation is one feature of the EverHot that greatly appeals. No gas is wasted—even the heat of the pilot light is utilized. The gas bill is directly in proportion to the amount of hot water used.

The EverHot is manufactured by one of the largest companies in the water heater industry. Each heater is fully guaranteed. The EverHot Heater Company has branches and sales offices in sixty-five principal cities in the United States and Canada. There is probably one in your city.

Prices range from $66.00 to $145.00. There is a Size for Every Need. Write for catalog to the EVERHOT HEATER COMPANY, 5191 Wesson Ave., Detroit, Mich.

Send for catalog.

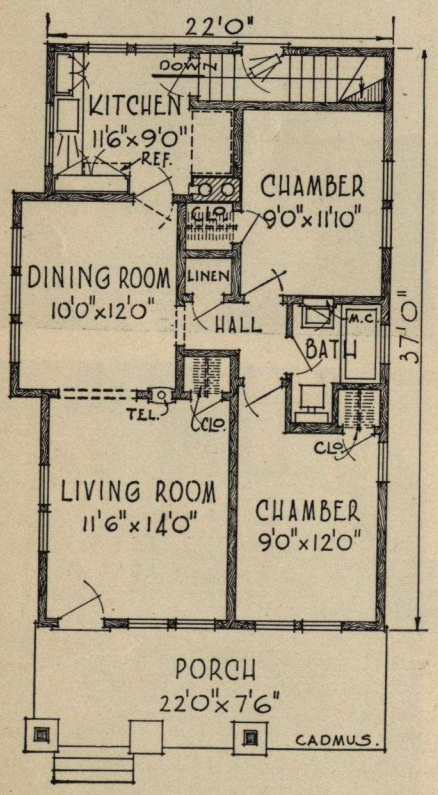


Size 22'0" x 37'0"

5 Rooms and Bath

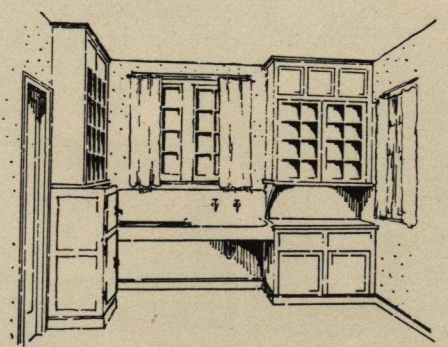
The CADMUS

IN the popular style, the "Cadmus" is a constant source of satisfaction to the owner. Study for a moment the clear-cut, thoughtful way in which the rooms are disposed. For instance, the bath is placed between the two chambers. Built-in kitchen cabinet and other modern conveniences are found.



DIMENSIONS

Width over all	29' 0"
Depth over all	49' 0"
Ceiling height	9' 0"
Height of basement	7' 0"



INTERIOR VIEW OF KITCHEN SHOWING BUILT-IN FURNITURE

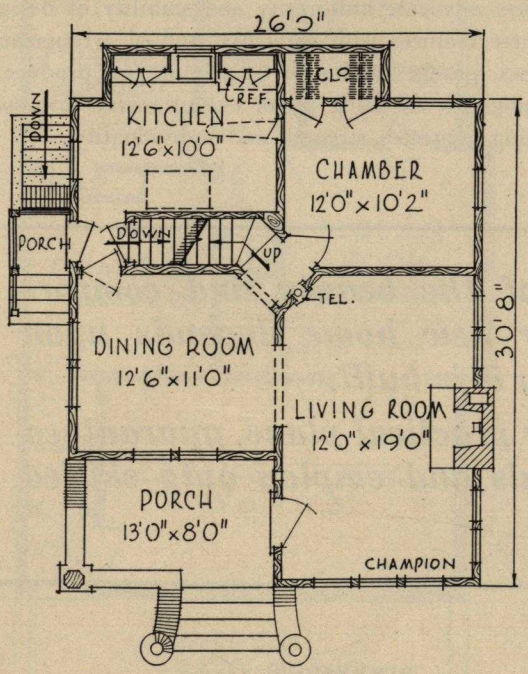
Everything in Service We give you the benefit of a complete service that will co-operate with you in solving your home building problems. Our service produces satisfied home owners.

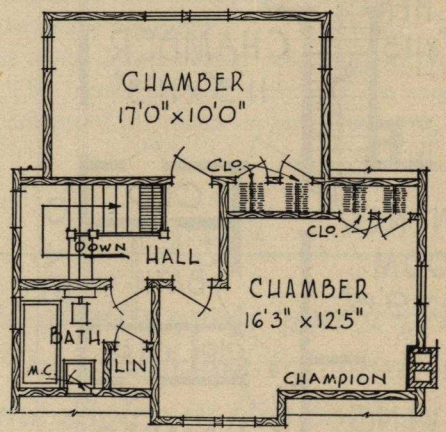
Size 26'0" x 30'8"

6 Rooms and Bath

The CHAMPION

A HOME of unique appearance and interestingly so. The "Champion" is very reasonable to build mainly due to the architects' ingenuity and economy. Built-in mail box, built-in telephone cabinet and adjustable clothes hangers are included.

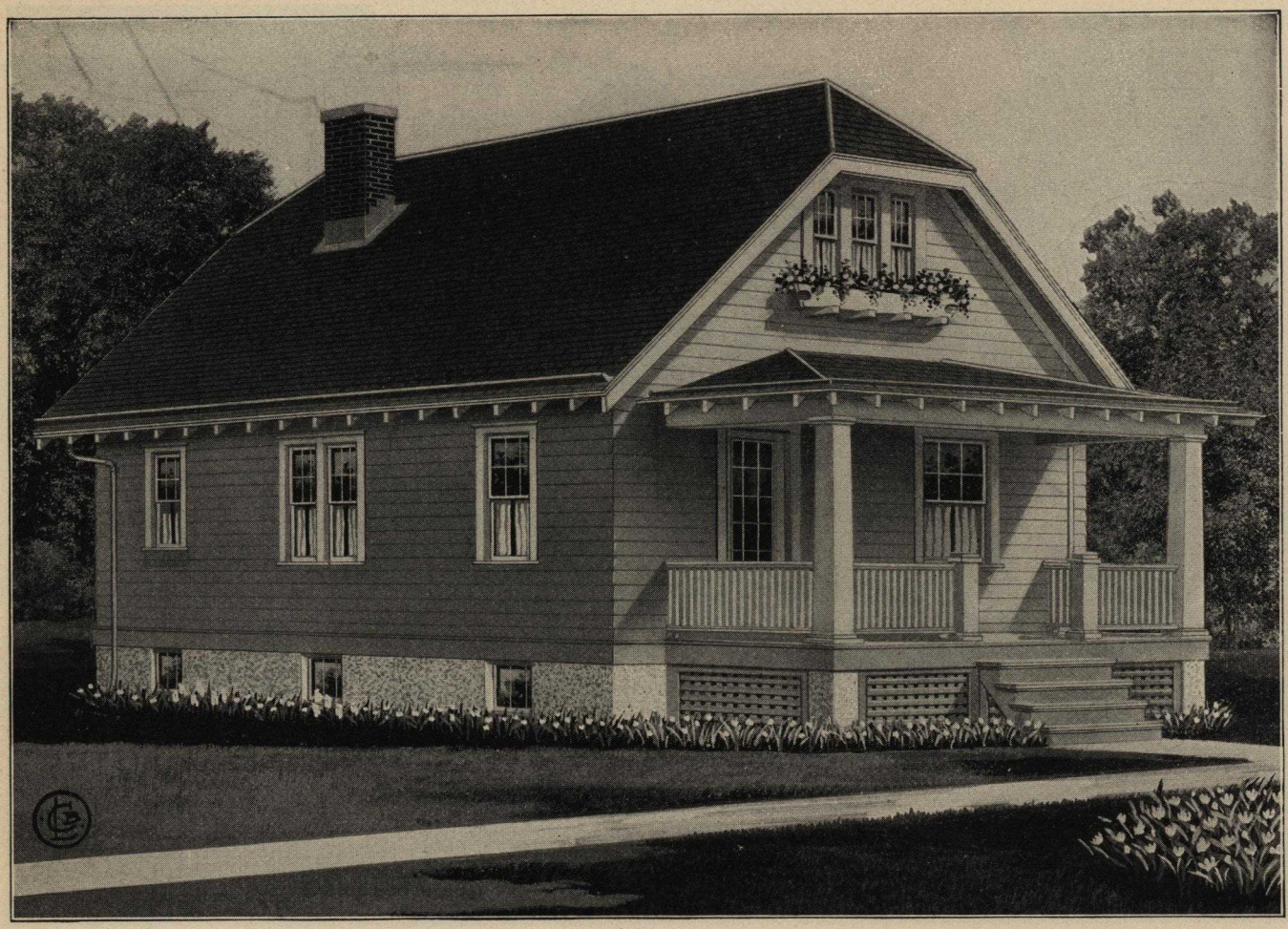


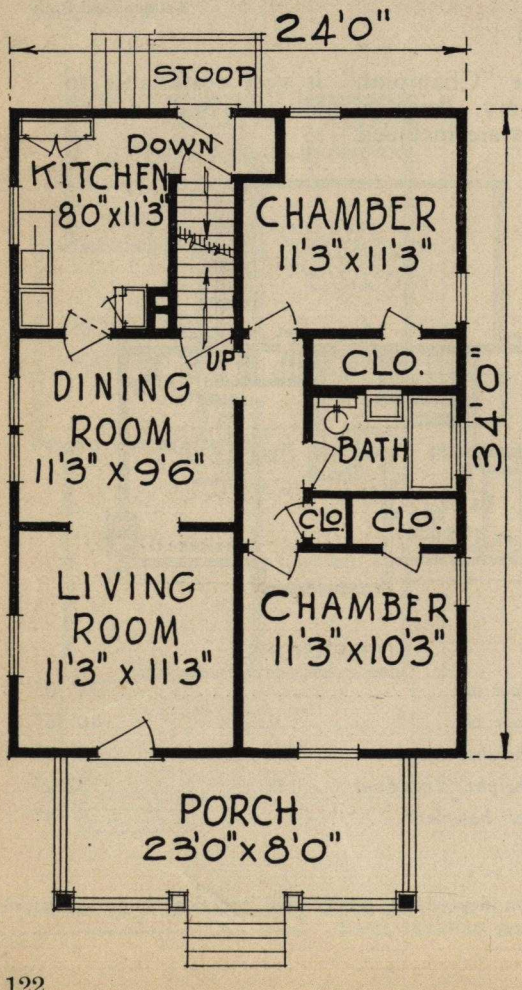


DIMENSIONS

Width over all	34' 0"
Depth over all	40' 6"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Ask Us Due to our knowledge and experience we are in position to give you dependable advice and practical building information. Do not hesitate to consult us.





Design 12629-B

Size 24′ 0″x34′ 0″ **5 Rooms and Bath**

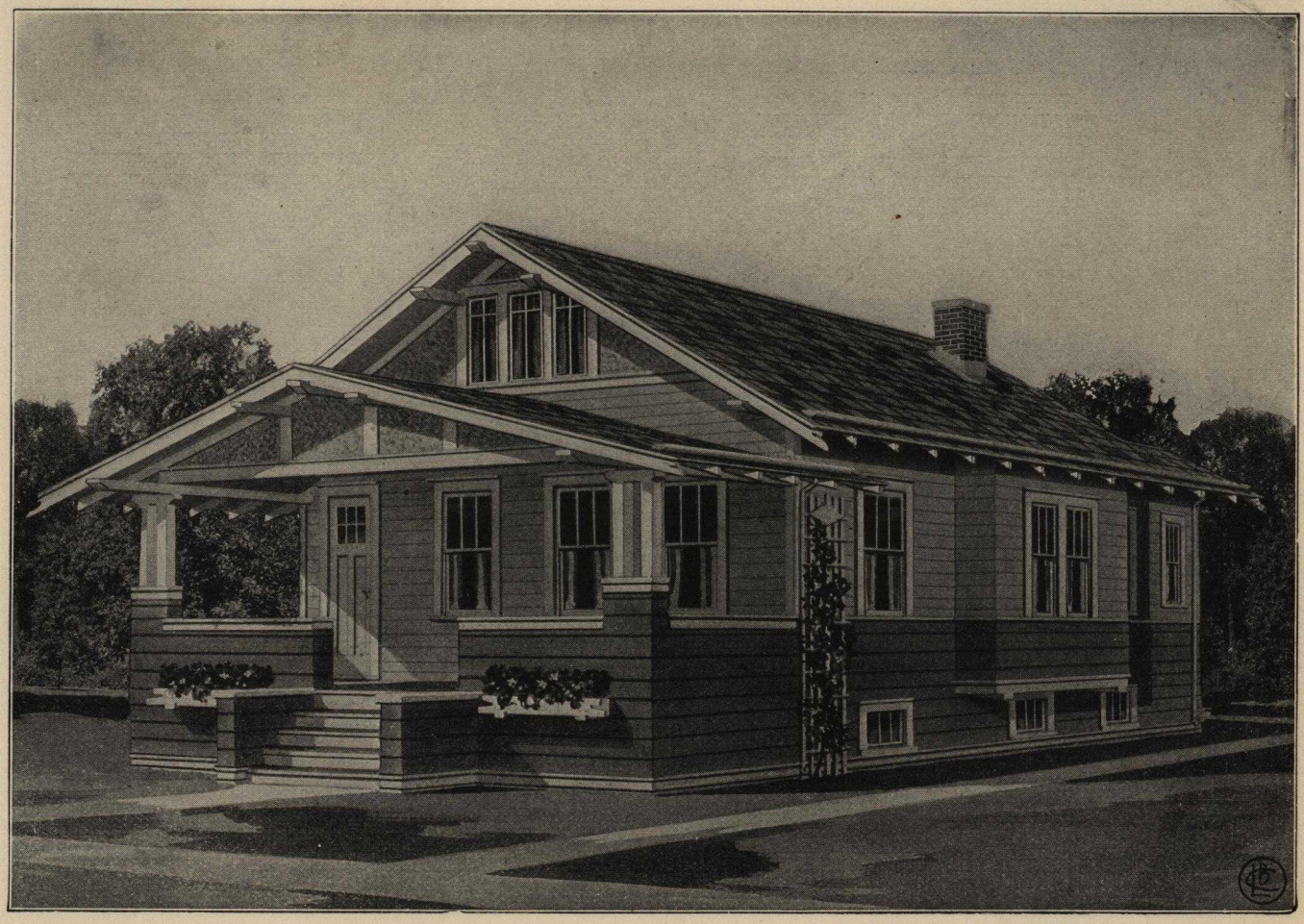
THE leading architects advocate plain construction, but at the same time they advocate uniformity and stability of design. By combining these features with carefully studied arrangement of doors, windows, porches and roof projection, we produce a very pleasing bungalow dwelling at an exceptionally low cost. The entire building expresses strength and individuality.

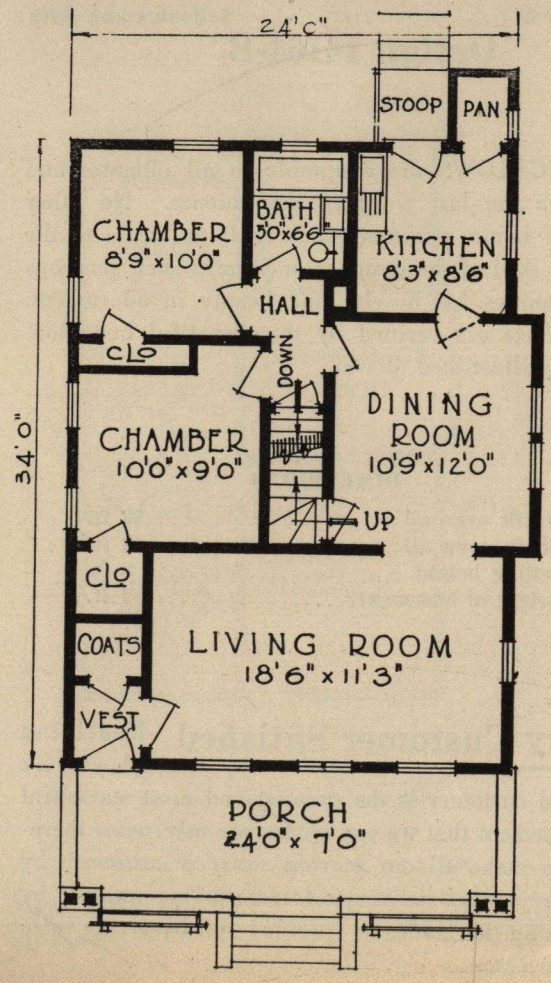
Much of the beauty and comfort of your new home depends upon the way it is built.

Use our practical plans, guaranteed materials and employ only skilled labor.

DIMENSIONS

Width over all	**28 ft. 6 in.**
Depth over all	**49 ft. 6 in.**
Ceiling height	**9 ft.**
Height of basement	**7 ft.**





Design 12189-B

Size 24' 0"x34' 0" **5 Rooms and Bath**

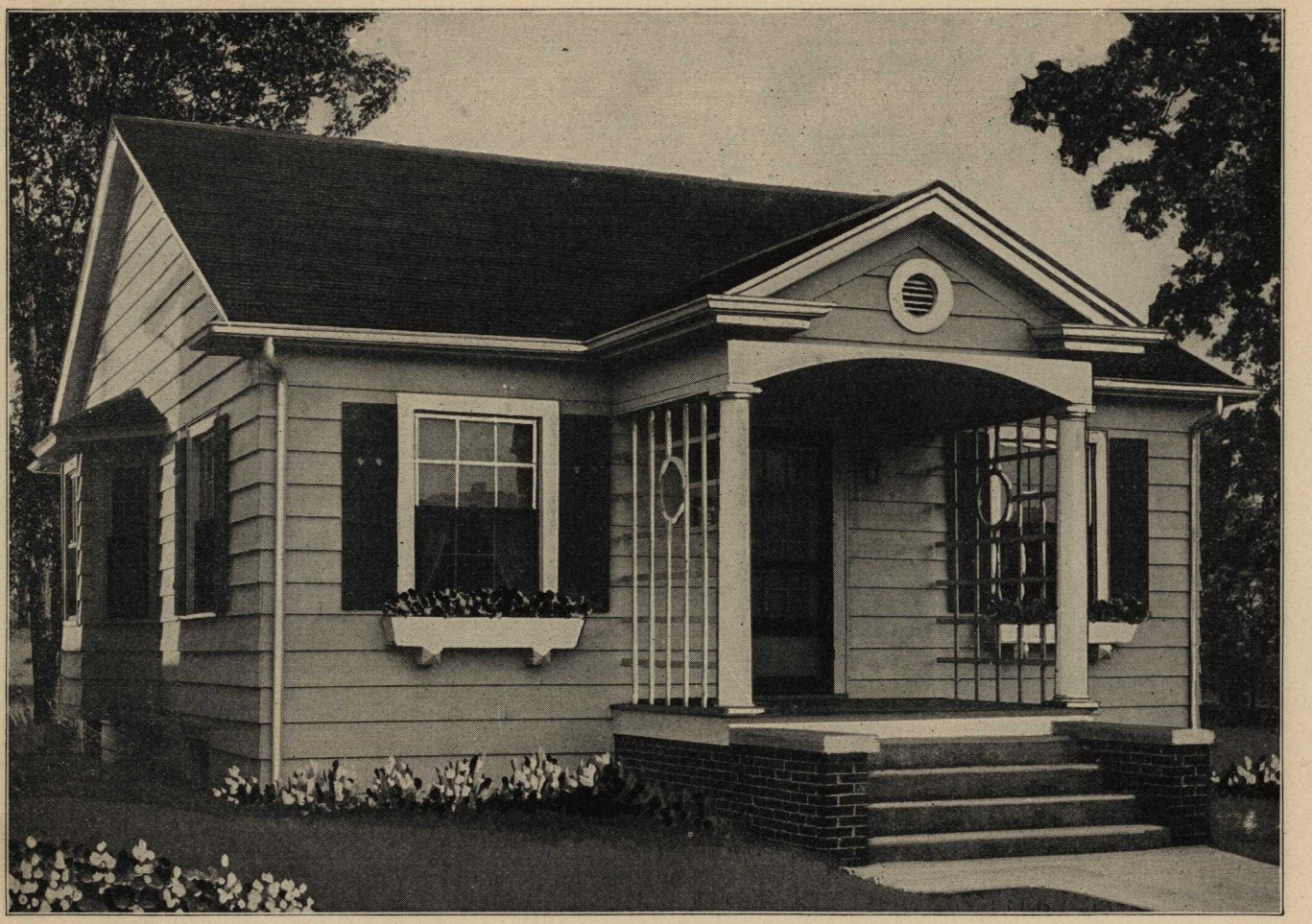
ONE has to thank the originality and experience of the architect for the above bungalow.

A home like the above leaves neither room for discontent nor lonesomeness. The housewife will appreciate the simple convenience and economy of all rooms on one floor.

We will gladly quote you a price for all the materials to construct any home shown in this book or in any other book of plans.

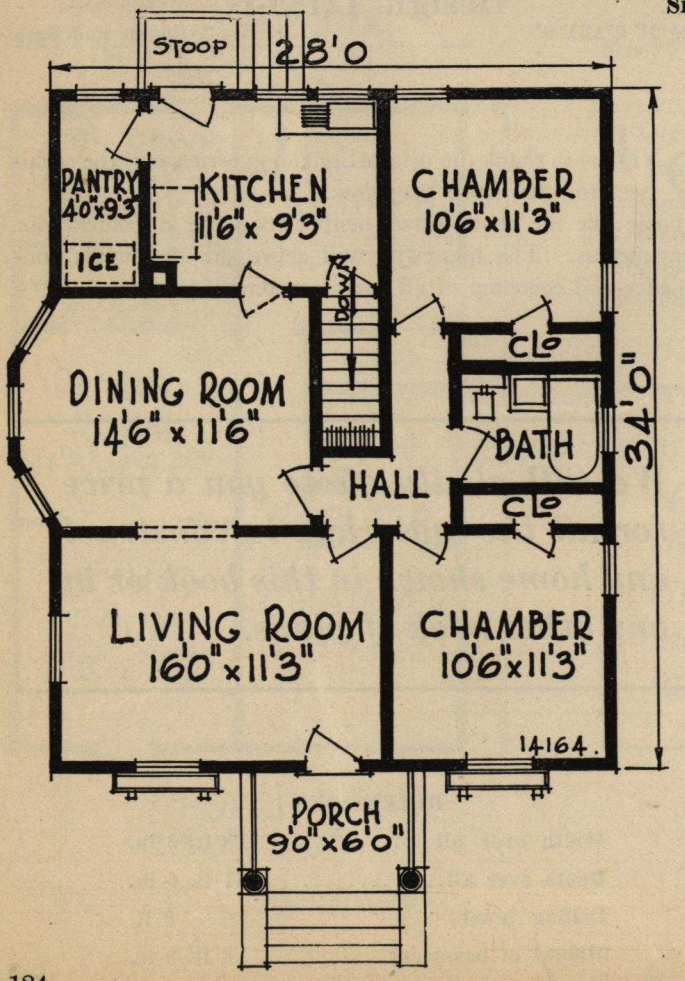
DIMENSIONS

Width over all	**28 ft. 6 in.**
Depth over all	**51 ft. 6 in.**
Ceiling height	**9 ft.**
Height of basement	**6 ft. 8 in.**



Size 28′ 0″x34′ 0″ 5 Rooms and Bath

Design 14164-B



BUNGALOWS are adaptable to all climates and are the last word in convenience. No other style of home, perhaps, lends itself so freely to the art and skill of the designer or permits such generous opportunities for novelty and beauty in adornment. These facts are verified by this beautiful bungalow home as illustrated above.

DIMENSIONS

Width over all	**33 ft.**
Depth over all	**48 ft.**
Ceiling height	**9 ft.**
Height of basement	**7 ft.**

Every Customer Satisfied

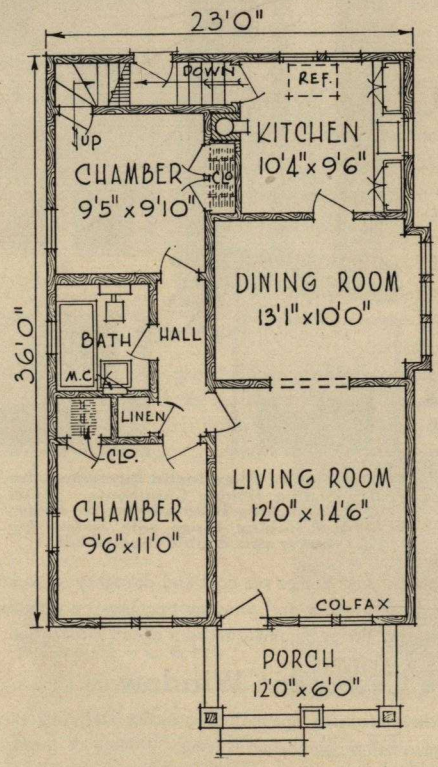
Realizing that the satisfied customer is the greatest and most successful advertisement that we can secure, we *take pains* therefore, to make all our patrons *satisfied customers* by making prompt delivery of material as wanted, by furnishing the grades as specified and by giving them right prices.

Size 23'0". x 36'0"

5 Rooms and Bath

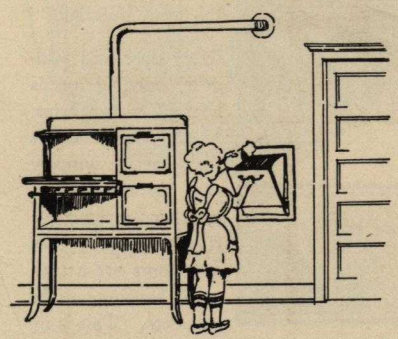
The COLFAX

HERE is a well planned home of unusual merit. Just the kind of a home to build when appearances, convenient room arrangements and low building costs are desired. Many modern conveniences are shown.



DIMENSIONS

Width over all	27' 6"
Depth over all	45' 6"
Ceiling height	8' 6"
Height of basement	7' 0"



VIEW SHOWING CHILD OPERATING GARBAGE BURNER

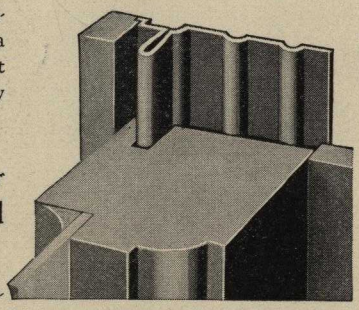
Save Space A home builder in moderate circumstances can save considerable space and money by the use of disappearing beds, disappearing stairways, space saving closet fixtures, built-in ironing boards and many other space saving features.

Weather Strips Are Essential For Health, Economy and Comfort

How They Keep Out Rain, Summer's Dust and Winter's Cold

Weather Strips are no longer an after-thought in building construction but are recognized as one of the prime factors in making structures livable and economical to maintain. The position they hold today is due very largely to the development of Metal Weather Strips in which Chamberlin was the pioneer. And how different this Weather Strip is from what we used to know as weather strips not so many years ago.

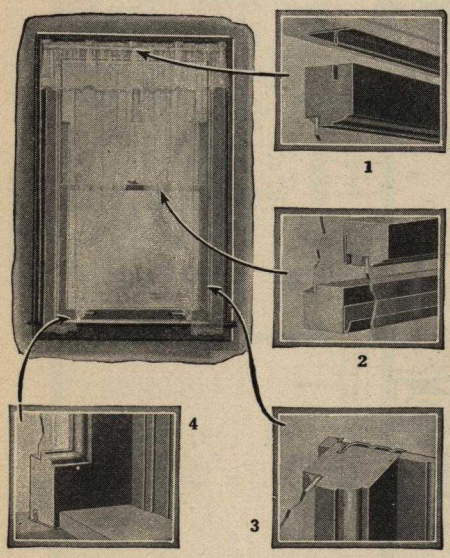
The old types of weather strips which we used to put on the windows and doors ourselves, or have a carpenter tack on for us, were made of cloth, felt, rubber and even paper Although these ancient appliances helped make our homes a little more comfortable, yet at best they were only temporary makeshifts.



The loop tongue makes an air tight seal. Side strips cover the full runway and the corrugations 1/16 inch high reduce sliding friction.

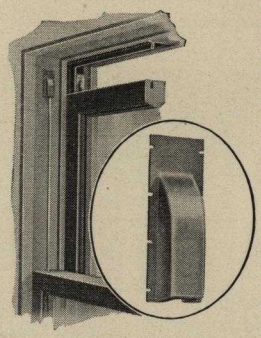
The Metal Weather Strip as Developed by Chamberlin

Metal Weather Strips, as developed by Chamberlin, have, on the other hand, entirely revolutionized weather stripping. They are made of non-corroding, rust-resisting metals, such as zinc, bronze and brass. Not only are these Weather Strips permanent—not only do they fulfill all of the required weather stripping functions, but they permit windows to open and close smoothly; they keep out cold draughts, dust, soot and rain; they deaden street noises and prevent windows from rattling. And, in addition, they provide a definite economy. By keeping cold air out and warm air in, these Metal Weather Strips save from 15 to 40% in annual fuel costs and, at the same time, help to maintain healthful, uniform temperatures throughout the entire building.



Illustrated above: 1—sturdy loop tongue of head strip; 2—interlocking meeting rail strip; 3—corrugated side strip; 4—broad metal sill strip.

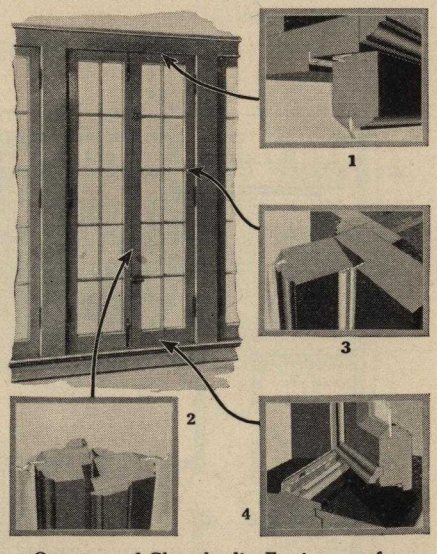
Every door and window opening needs Metal Weather Strips. Many people believe that metal window sash do not require weather stripping—that only wood sash and doors are necessary in keeping out the elements. This is incorrect. As a matter of fact, there are unquestionably many types of metal sash which give less protection against rain, dust and air leakage than does the average unweatherstripped wood sash. The following gives a brief description of various types of windows and how Chamberlin equipment makes them practically air-tight and weather tight.



A solid brass Pulley Guard reduces air leakage through the pulley holes.

The Sliding Window

In this type of window, the top and bottom, sides and meeting rail or center of windows must be weatherstripped. Without going into technicalities, the equipment can best be described, as follows: The edges of sash are grooved at their entire perimeter. Against the frame sides and top as well as the sill, Chamberlin Weather Strips are carefully fitted, having a loop tongue which fits into the sash grooves. When the window is closed, a complementary interlocking device seals the meeting rail crack. Raised corrugations on side strips minimize the area of sash contact when sliding up or down, thereby reducing friction to a minimum. Weather stripping by Chamberlin makes the window weatherproof, yet permits it to open and shut more easily. Pulley covers at the pulley holes eliminate much air and dust leakage that can not be prevented by any other means.



One type of Chamberlin Equipment for In-opening Double Casements. 1 and 2—interlocking head and center strips; 3—interlocking hinge side strips; 4—heavy zinc double channel sill.

The Hinged Window or Door

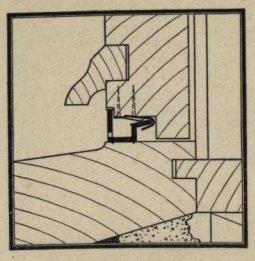
The Hinged Window (Casement) or Door is particularly in need of metal weather strip protection against both wind and rain. In many homes heating plants are being condemned because it is difficult to maintain comfortable temperatures. No furnace, however, can perform the impossible and in many cases the real reason why homes are cold and draughty is because cold air constantly leaks in at door and window openings—a condition which Chamberlin Weather Strips eliminate to your entire satisfaction.

The Casement Window

The Casement Window requires specialized weather stripping treatment. This Chamberlin has accomplished through 34 years of intensive

For further details and literature write to: **CHAMBERLIN METAL WEATHER STRIP CO., Inc., Detroit, Mich.**

effort. The out-opening casement is protected either with a metal tongue which fits snugly into a groove in the wood sash or by spring bronze; while in-opening casements are equipped with special interlocking strips. For double casements, the centers are equipped with a weathertight interlocking joint protected by an astragal.



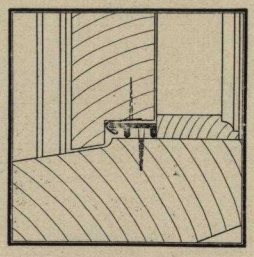
One type of sturdy, brass sill for in-opening casements.

Casement Sill Equipment

Perhaps the most vulnerable points of casements as far as rain leakage is concerned are the bottoms. Chamberlin has given the utmost care to sill equipment and its installation. It employs either a zinc, cold-rolled bronze or brass channel to act as an efficient barrier against weather and water seepage. The outside wall of this trough channel bears the brunt of the storm and prevents wind from blowing rain back against the interlocking joint. At the sill, the side strips are mitered with the sill strip—a very important feature.

Doors

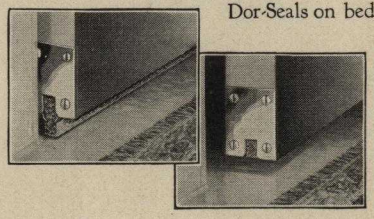
Door openings are particularly in need of weather stripping. When a door is 36 inches wide and has a crack beneath it of only 1/8 inch, such an opening is equivalent to a hole 2″ x 2″. Warm air rises and floor temperature at best is apt to be uncomfortable, particularly to children while playing on the floor. Unweatherstripped doors cause draughts which unquestionably cause a large percentage of the colds to which so many children are subject. Chamberlin door equipment eliminates such draughts entirely.



The new Chamberlin brass sill for out-opening casements.

Inside Doors

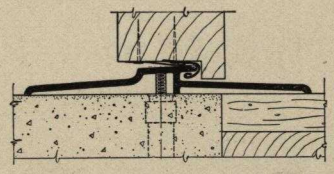
Chamberlin also features as a regular part of its equipment, a device which is installed in the bottom of bed room, basement, kitchen, attic, bath room, and closet doors. Chamberlin In-Dor-Seals on bed room doors, prevent the cold air let into the bed room at night from escaping into the halls and throughout the house. Chamberlin In-Dor-Seals also prevent heat from escaping into the attic—laundry steam and furnace dust from escaping up into your living apartments and dust from circulating into clothes and storage closets. In kitchen doors they prevent the spread of cooking odors. Chamberlin In-Dor-Seals are fitted on the lower edge of the door. They operate automatically—a soft but firm felt pad lowering and fitting tightly against the floor when the door is closed. This same felt pad automatically rises when the door is opened, allowing the door to swing clear of rugs and carpets.



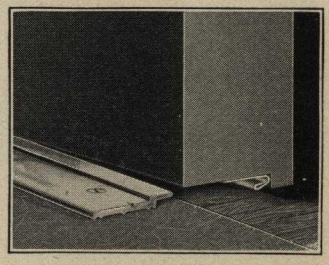
Chamberlin In-Dor-Seals. The felt seal is lowered snugly to floor when door is closed and automatically raised when door is opened.

Chamberlin Plasti-Calk

Chamberlin Plasti-Calk is essential where walls are of masonry construction for reasons identical with those which make necessary the use of Chamberlin Weather Strips. If you examine your window and door frames on the outside you will find a space all around between the casing and the brick. This opening is constantly admitting cold air. It allows soot to deposit behind the casings to such an extent that every gust of wind forces dirt to the inside, causing soot streaks or flashes on the inside walls. This deteriorates decorations very rapidly—while the water which deposits behind the frames in time will rot the wood. This condition exists in practically every stone, brick or concrete building. It is not due to materials or faulty construction but to perfectly natural causes. When the wood from which the frames are made absorbs moisture, it swells, and when it is dried by furnace heat or sun, it shrinks. Every building settles and that also causes these cracks to show up which calking alone can seal. Cement and putty crumble away. Plasti-Calk remains plastic and adheres to any building material.

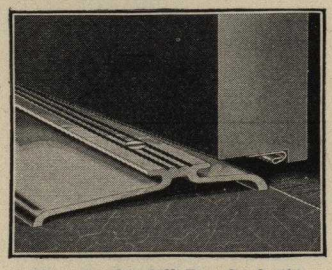


Extra wide Chamberlin Sill-Dor-Seal (6″). Gives a finished appearance to fine entrances.



A 1⅜″ Sill-Dor-Seal for rear entrance doors.

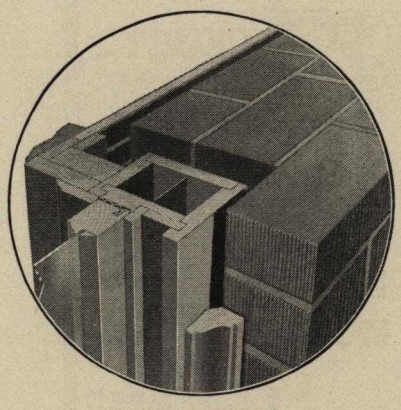
The need of calking is, of course, in addition to the need of weather stripping. Weather Strips seal the cracks between sash or doors and their frames. Calking is used to seal cracks which, in the case of masonry constructed walls, exist between frames and the surrounding masonry.



Chamberlin Sill-Dor-Seal, 4¼ inch wide. Very attractive. Made of extruded brass—highly polished.

Chamberlin Equipment

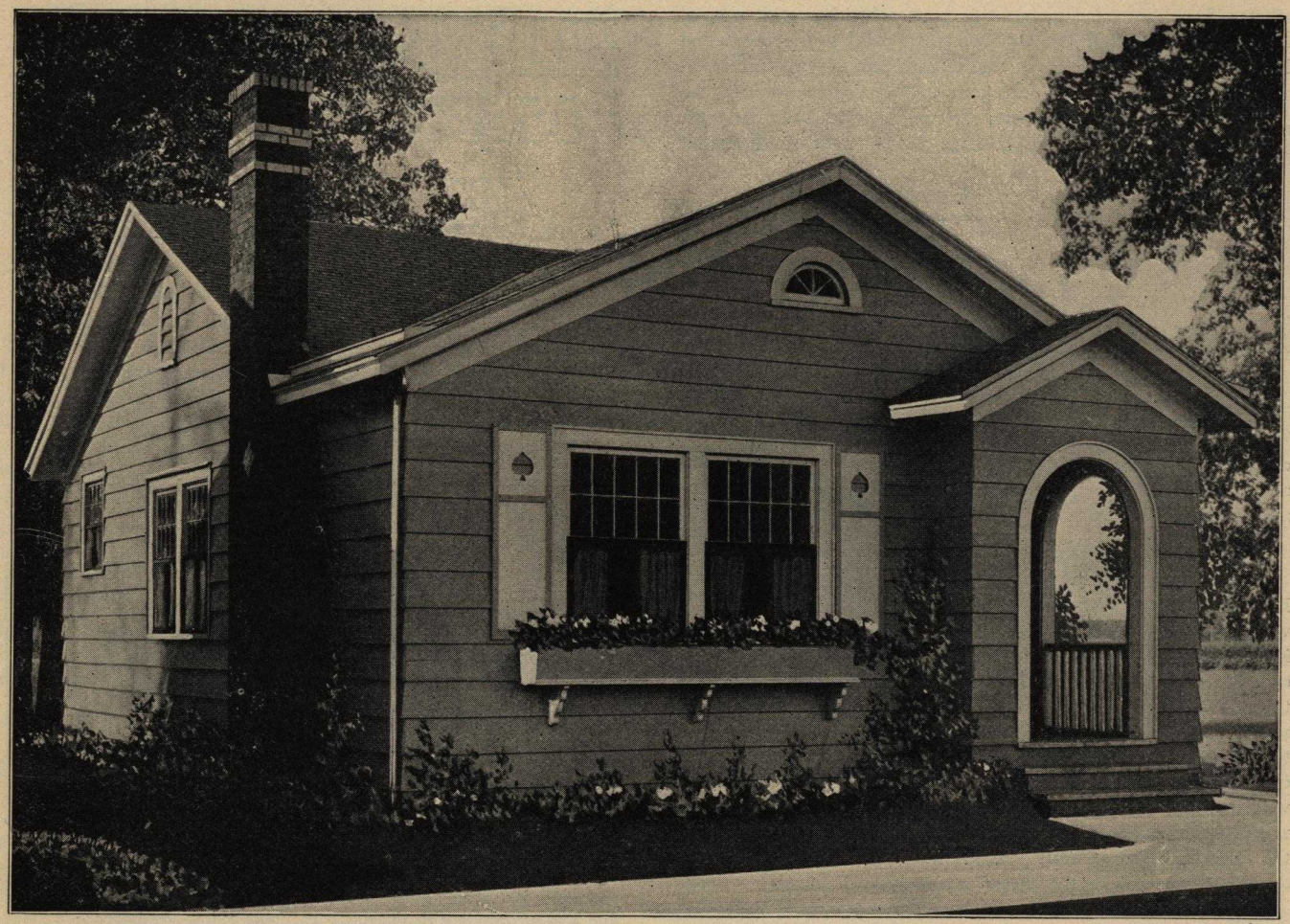
Chamberlin equipment is installed exclusively by Chamberlin mechanics trained and supervised to work to the exacting Chamberlin standard and is guaranteed and serviced "for the life of your building". Chamberlin equipment not only makes your home more livable and saves your fuel, but it increases the resale value of your home. It is a built-in feature that prospective buyers and tenants appreciate. You procure lasting satisfaction as well as the best weather stripping equipment that money can buy when you select Chamberlin. Write for complete literature and a free estimate.



How Chamberlin Plasti-Calk is applied in cracks between window and door frames and masonry.

Over 100 Sales and Service Branches throughout the United States

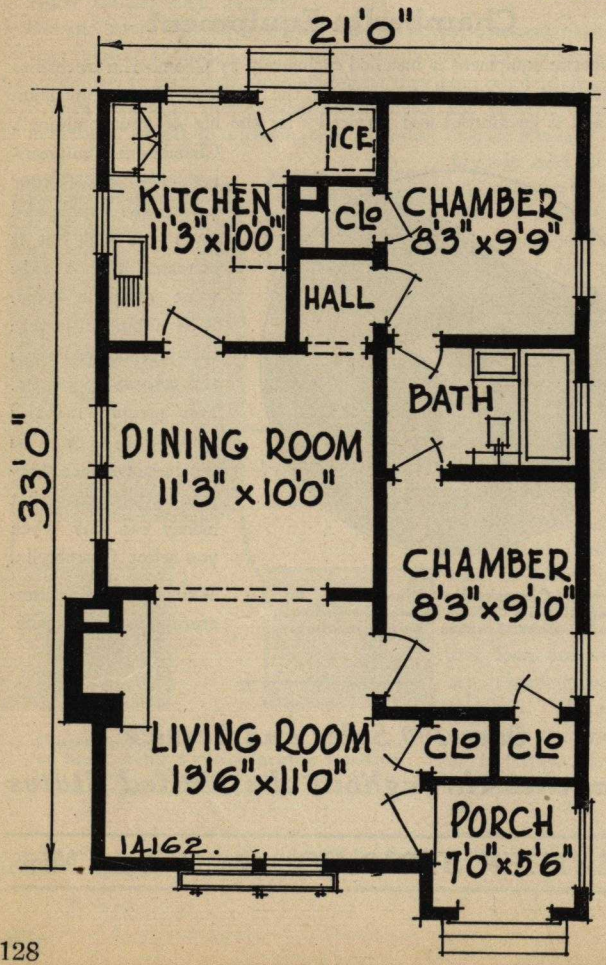
For further details and literature write to: **CHAMBERLIN METAL WEATHER STRIP CO., Inc., Detroit, Mich.**



Size 21′ 0″x33′ 0″

Design 14162-B

5 Rooms and Bath

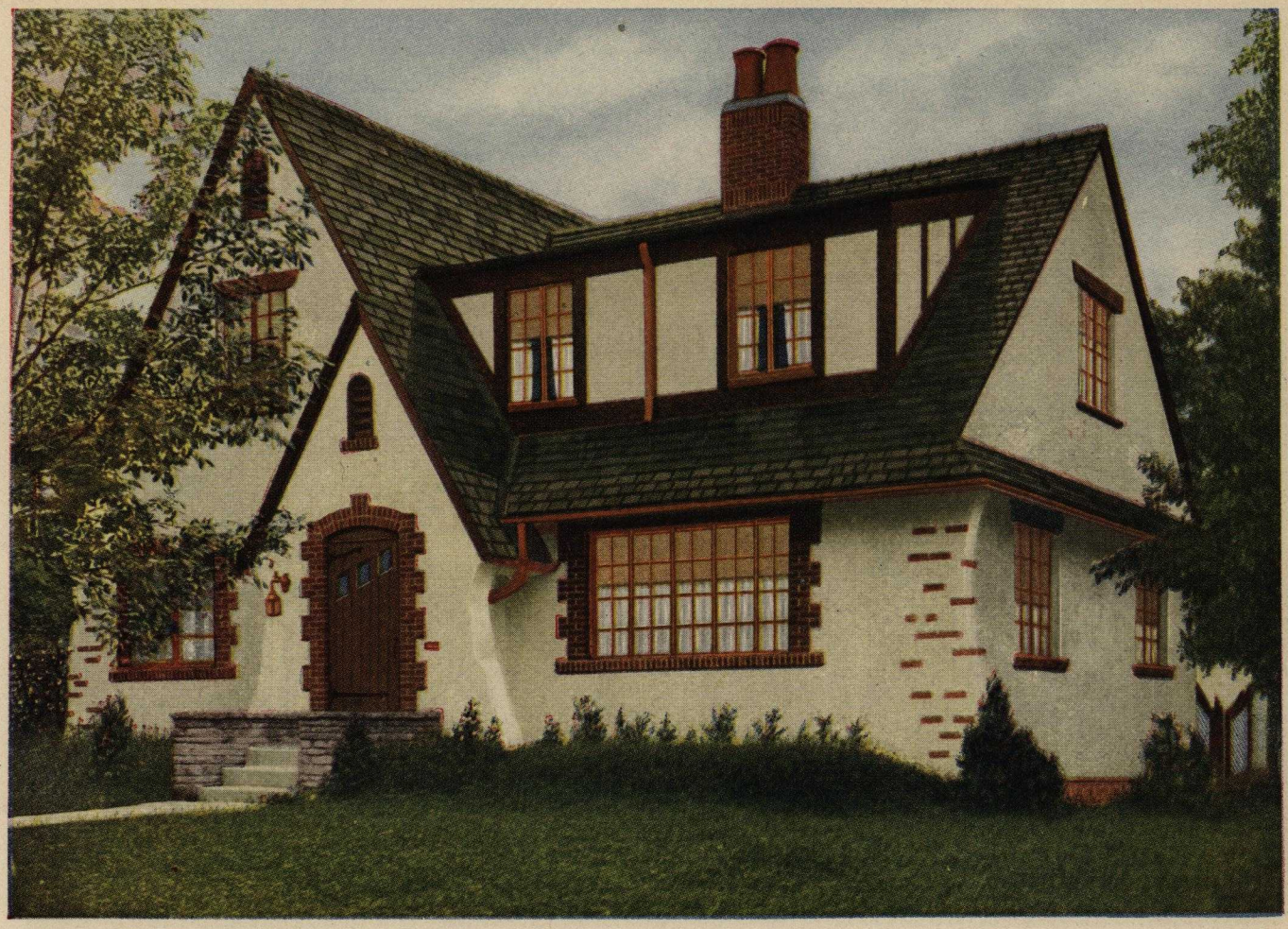


THE bungalow is a happy innovation for the housewife. She saves steps, thereby, and lessens all work. And when the bungalow is trim and tasty what more could the small family desire?

The blue print plans of these designs include all drawings necessary to enable the builder to easily understand the complete construction.

DIMENSIONS

Width over all	**23 ft. 6 in.**
Depth over all	**38 ft.**
Ceiling height	**9 ft.**

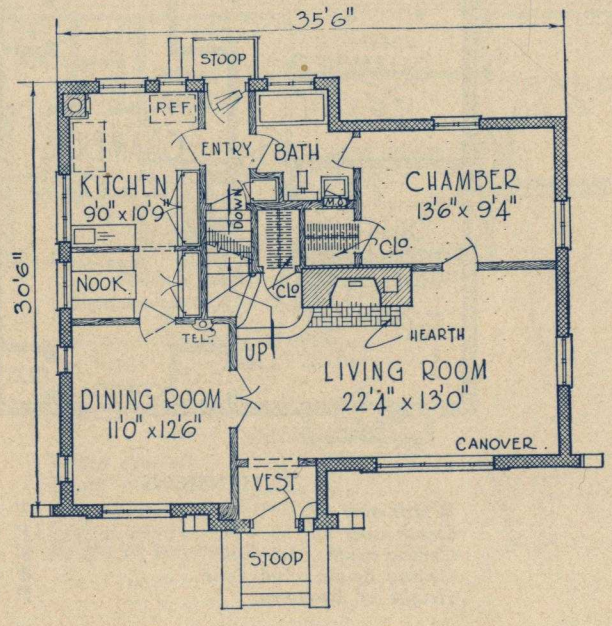


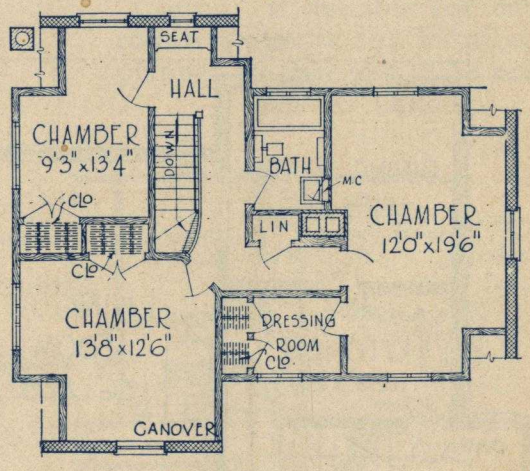
Size 35'6" x 30'6"

7 Rooms, Dressing Room, Dining Nook and 2 Baths

The CANOVER

THIS old English type home is carefully designed to include all modern conveniences in every detail. Outside walls are stucco on hollow tile and the entire home is equipped with steel sash.

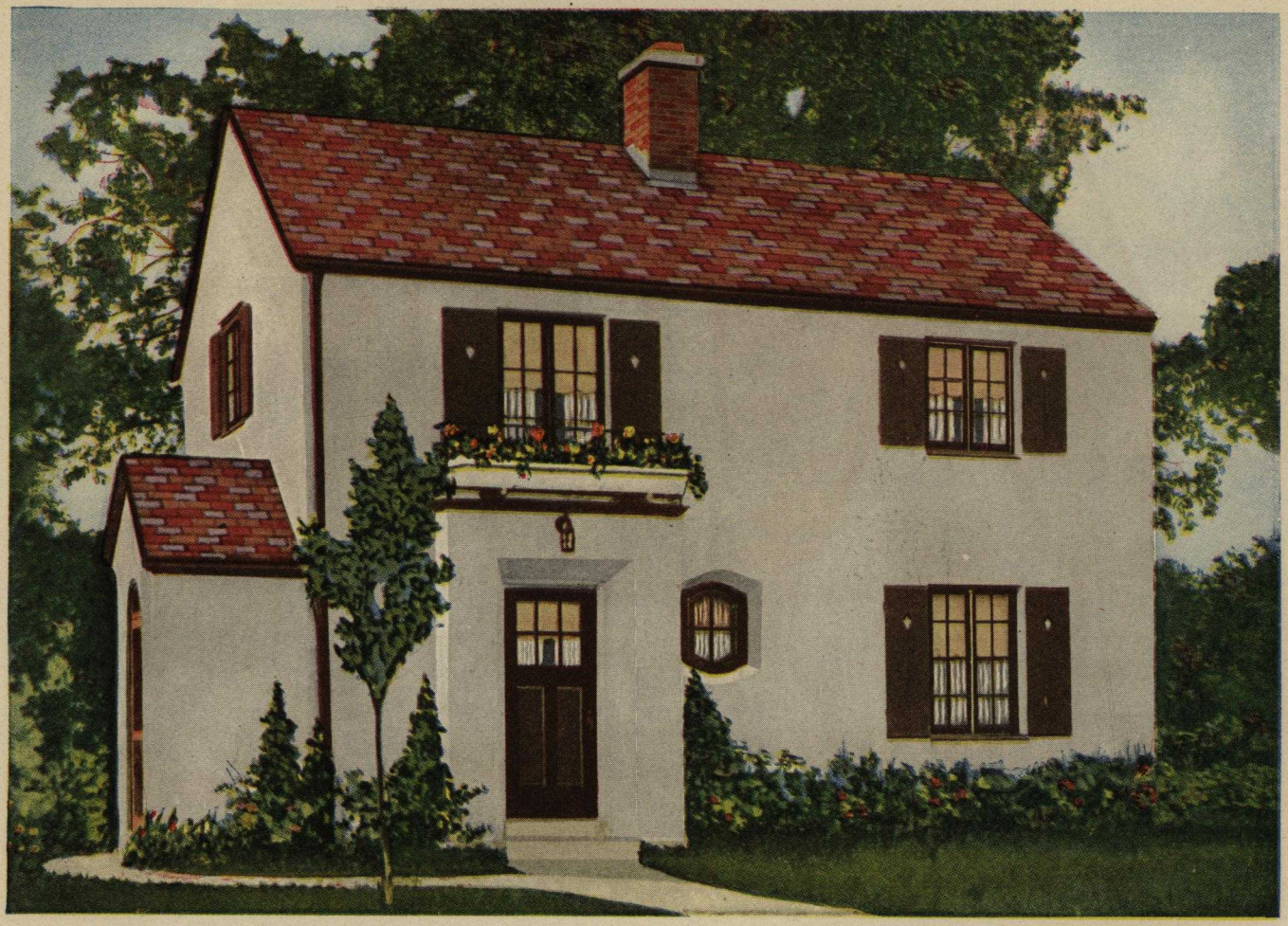




DIMENSIONS

Width over all	39' 0"
Depth over all	40' 0"
Ceiling height, 1st floor	8" 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Plans Changed Our service department stands ready to assist you in revising any design shown in this book to meet your requirements.

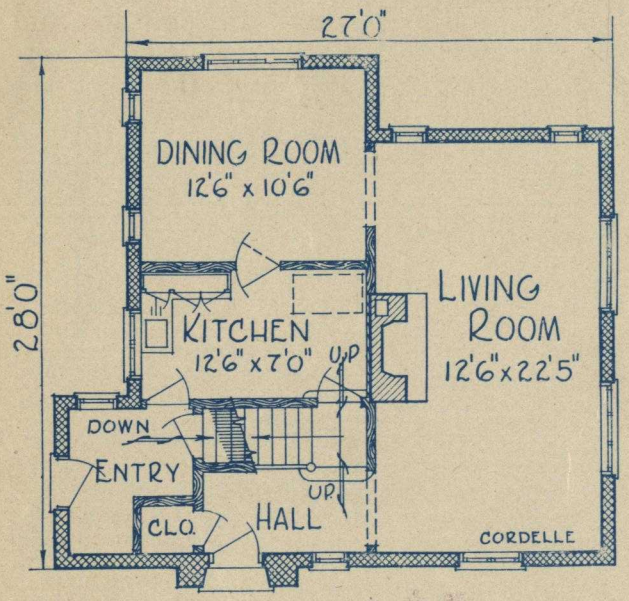


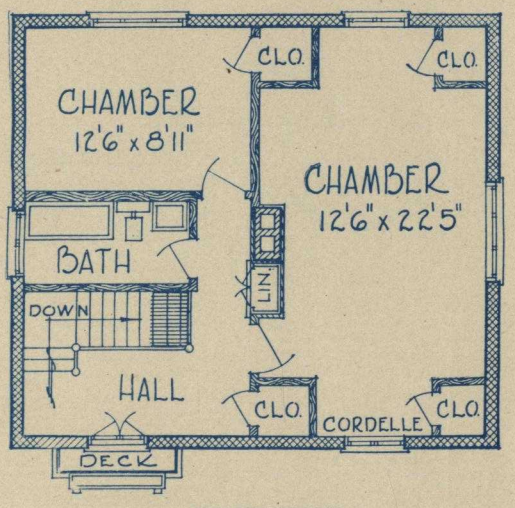
Size 27'0" x 28'0"

5 Rooms and Bath

The CORDELLE

THE "Cordelle" with its simple, yet charming exterior, and economically arranged interior cannot help but attract the home builder. It is of up-to-date construction, with outside walls of stucco on tile, and steel casement sash are used.

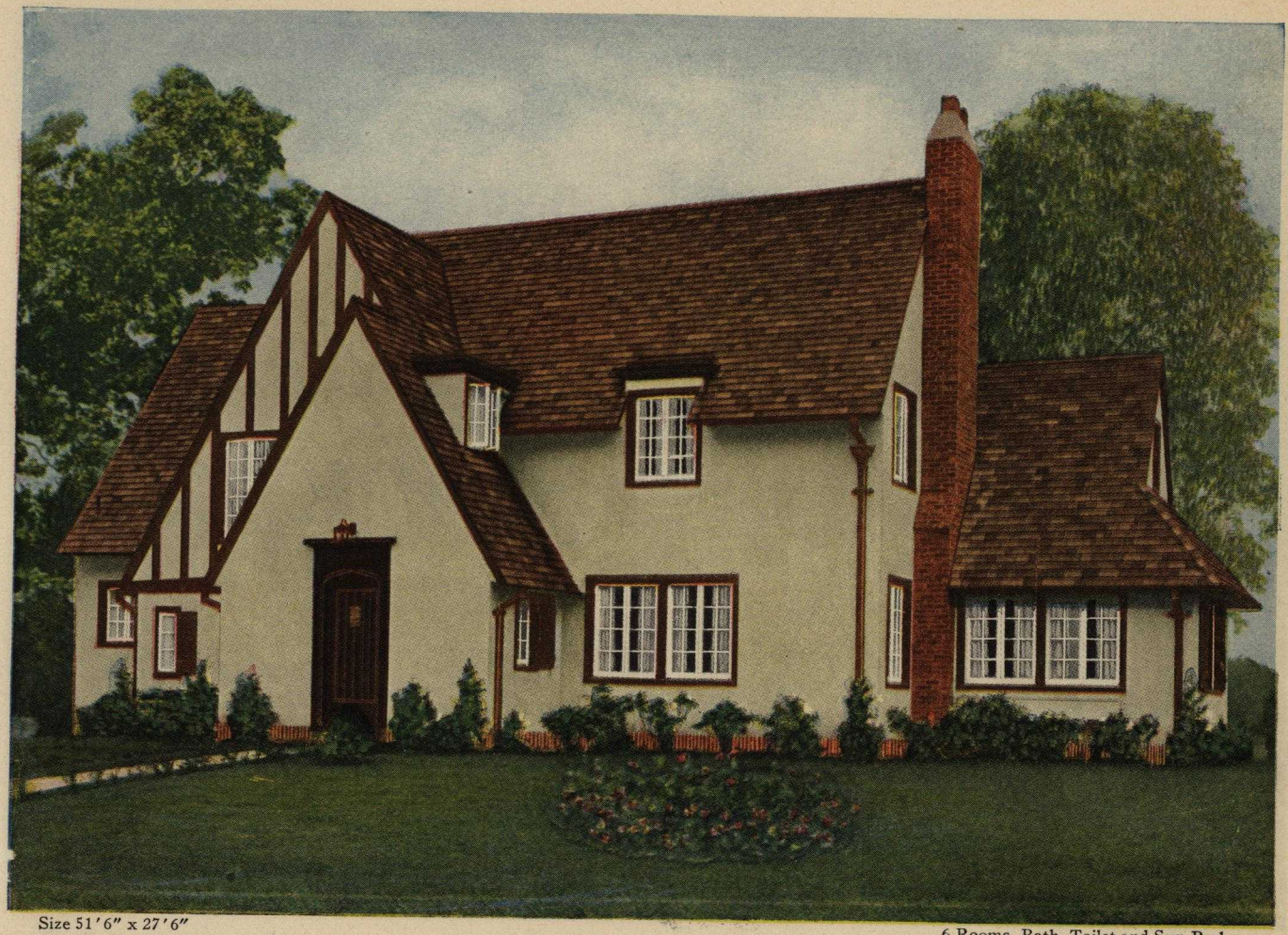




DIMENSIONS

Width over all	32' 0"
Depth over all	31' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Plans Reversed If desired, we can furnish necessary information for reversing the plans to meet your needs.

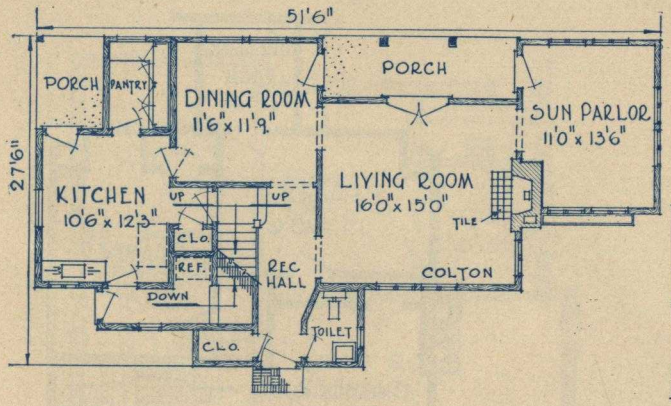


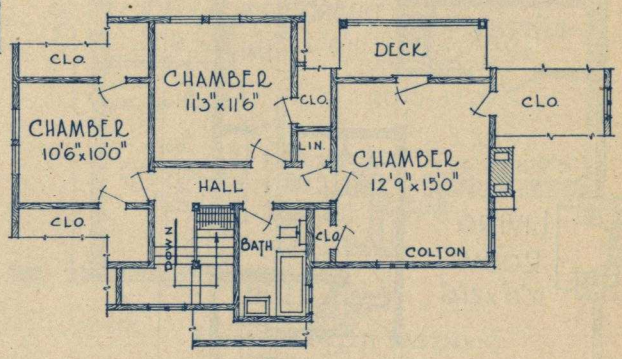
Size 51'6" x 27'6"

6 Rooms, Bath, Toilet and Sun Parlor

The COLTON

IN ITS design this modern American home is suggestive of the ever popular English cottage style—possible because of its steep roof pitch, the half timbered gable and the squatty brick chimney. It is all frame construction with metal lath and stucco covering for the outside walls. The "Colton" is suitable for city or country, almost any location and planned so that it will be reasonable to build.

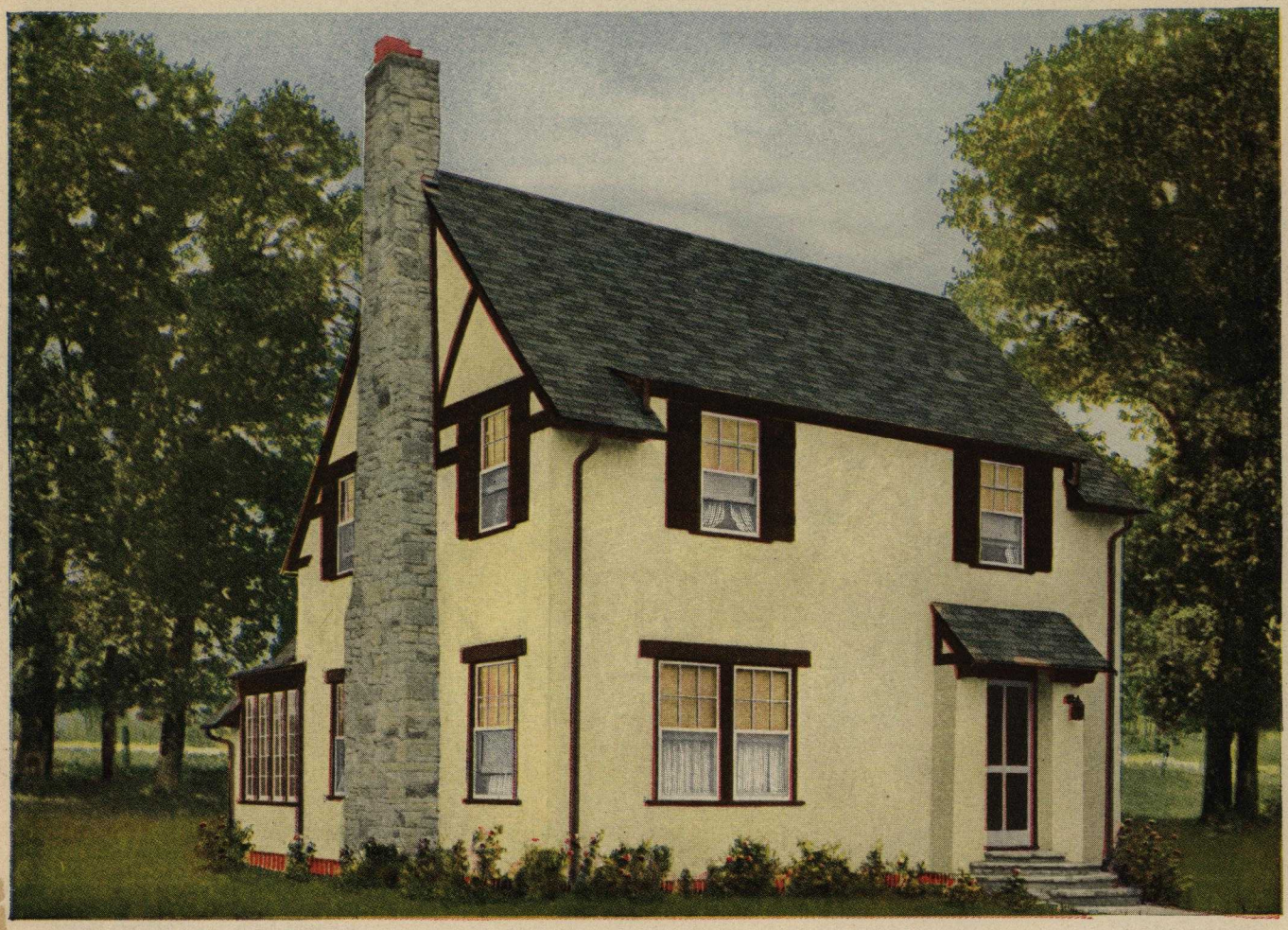




DIMENSIONS

Width over all	53' 0"
Depth over all	31' 0"
Ceiling height, 1st floor	8' 8"
Ceiling height, 2nd floor	8' 6"
Height of basement	7' 0"

Homes for Corner Lot Consult us regarding any plan which you may select and we will show you how it can be made suitable for a corner lot.

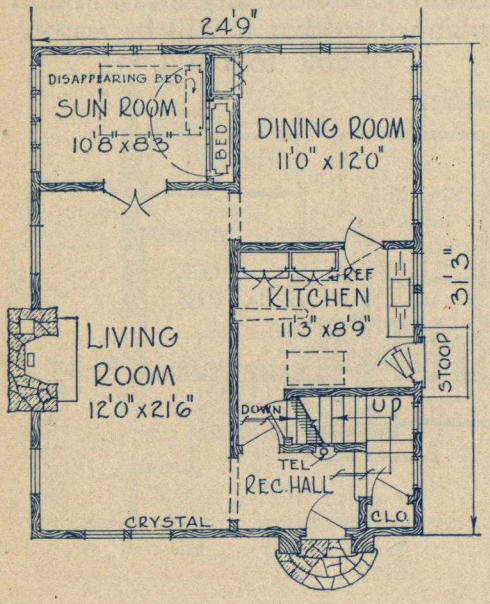


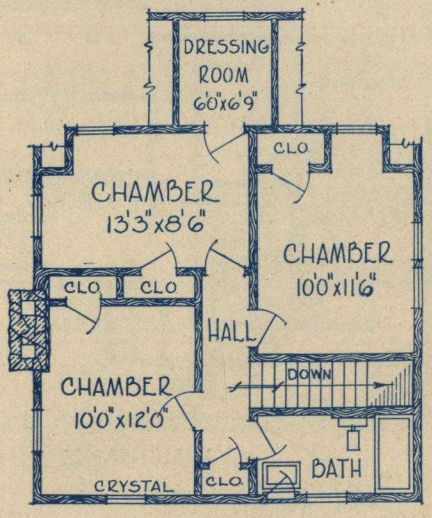
Size 24'9" x 31'3"

6 Rooms, Bath, Dressing Room and Sun Room

The CRYSTAL

THE exposed stone chimney, stuccoed walls, mottled asphalt roof shingles and brown shutters and trim are all combined to produce the pleasing exterior. The stucco is backed up with metal lath.

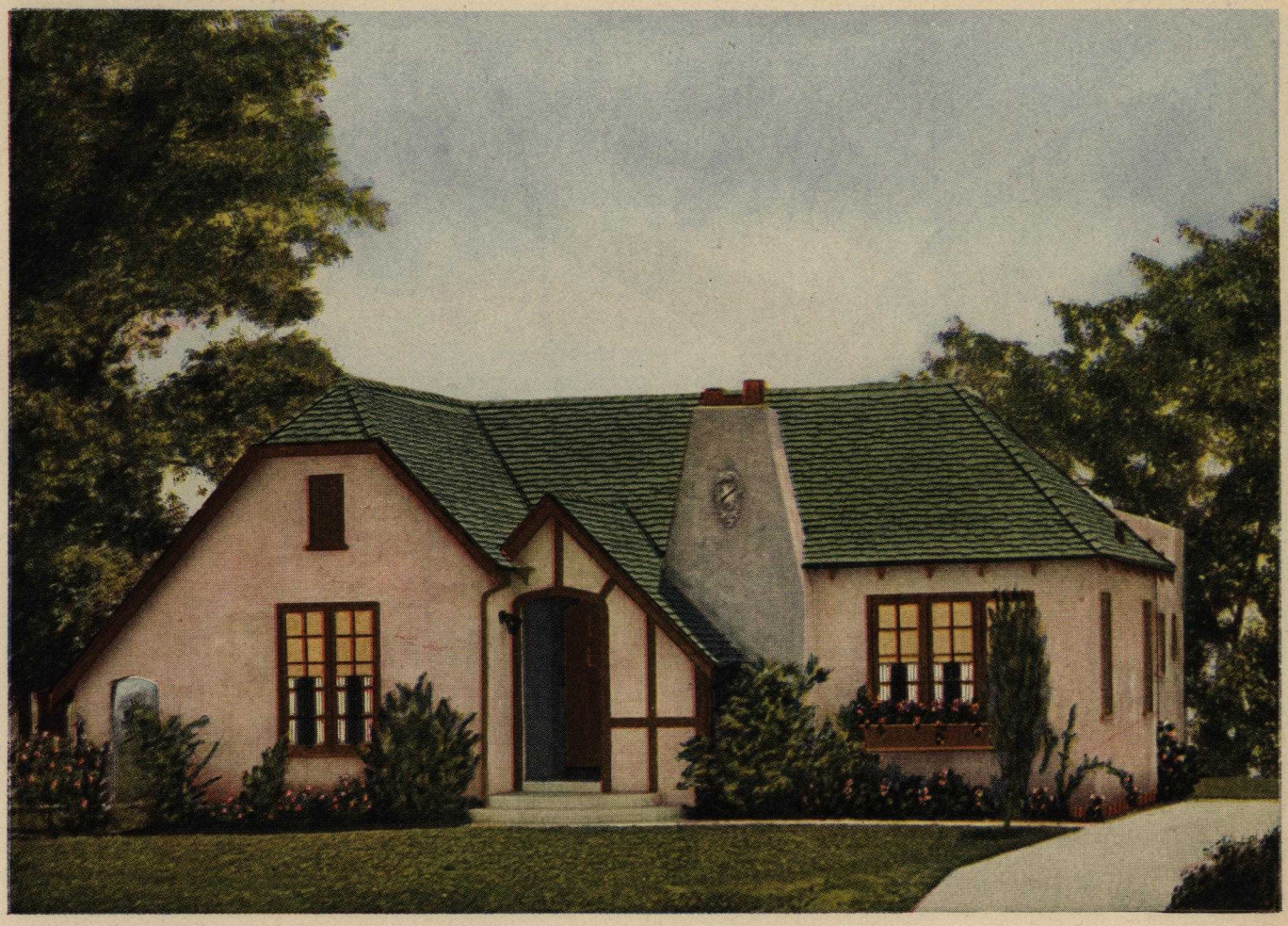




DIMENSIONS

Width over all	29' 6"
Depth over all	35' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Insulation The nominal sum spent for insulation when the new home is under construction will be returned many times over in the saving of fuel and the comfort which an insulated house insures.



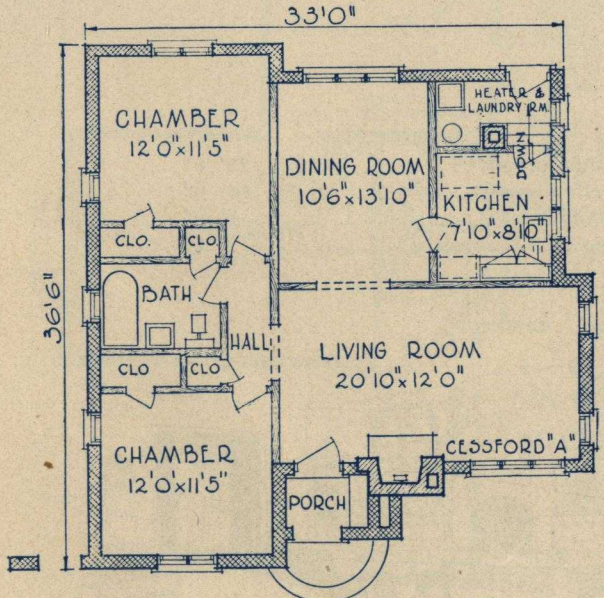
Size 33'0" x 36'6"

5 Rooms and Bath

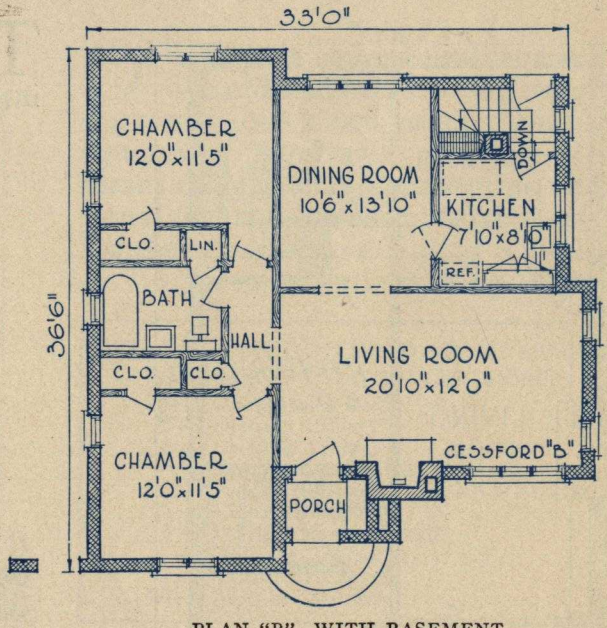
The CESSFORD

IMPORTANT

When ordering plans of this design, state whether wanted with or without basement.



PLAN "A"—WITHOUT BASEMENT

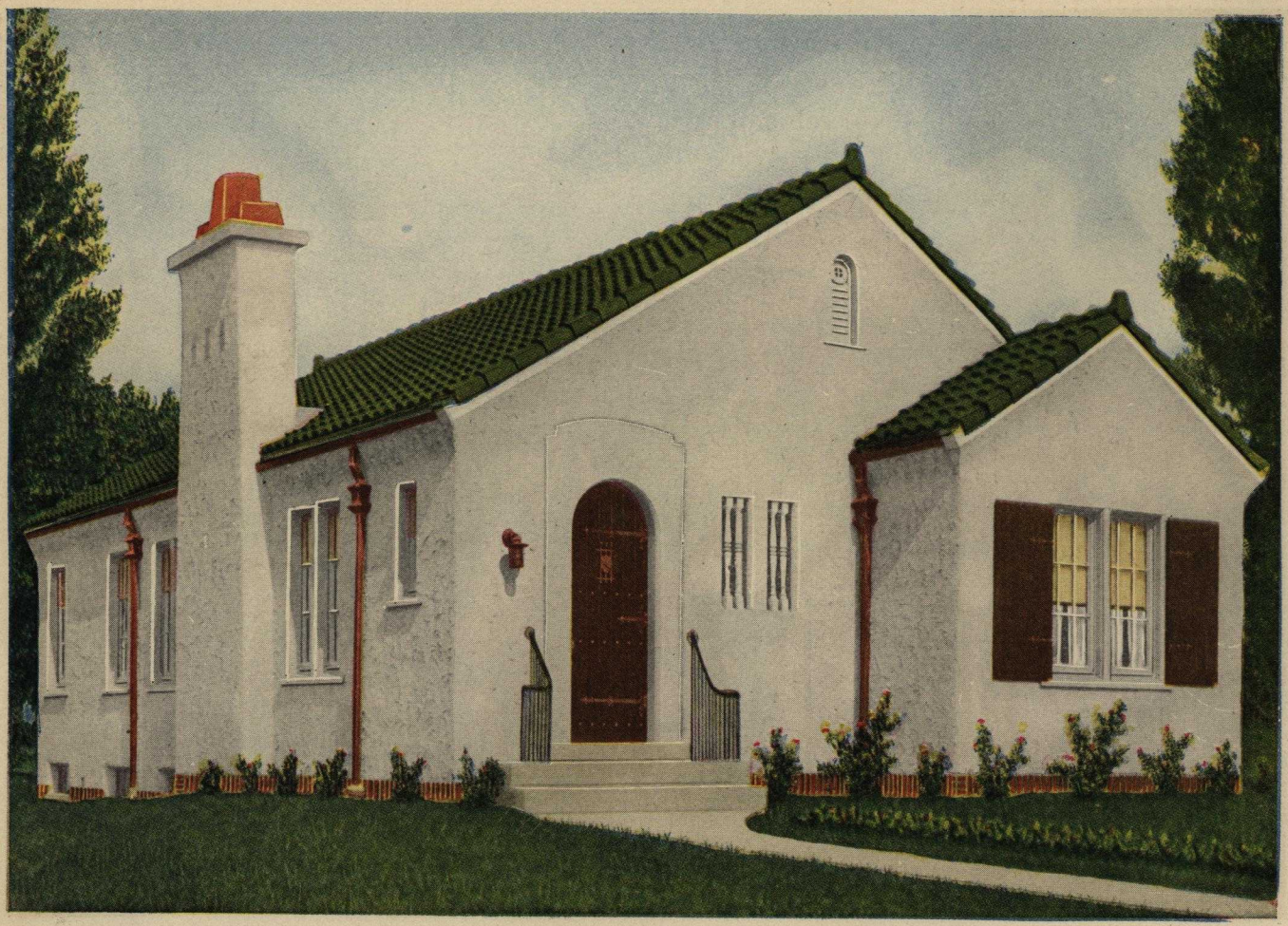


PLAN "B"—WITH BASEMENT

DIMENSIONS

Width over all	42' 0"
Depth over all	40' 0"
Ceiling height	8" 6"
Height of basement—Plan "B"	7' 0"

Stained Shingles Are desirable because they will last as long as the home. Any number of color schemes for side walls and roofs are made possible through their use.

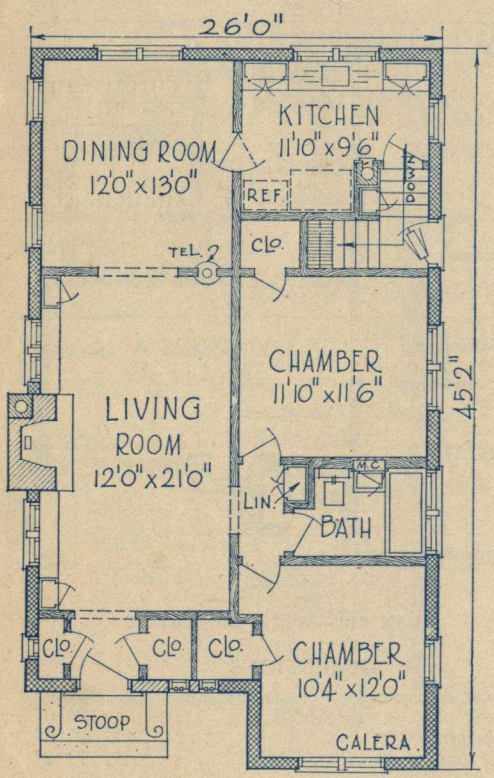


Size 26′0″ x 45′2″

5 Rooms and Bath

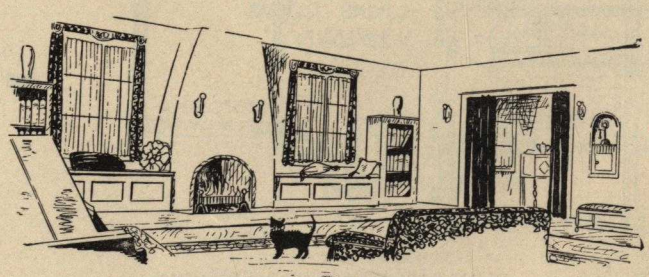
The CALERA

THE exterior walls of this pleasing home are of stucco upon hollow tile. The interior is planned for modern housekeeping. The refuse burner is filled from kitchen.



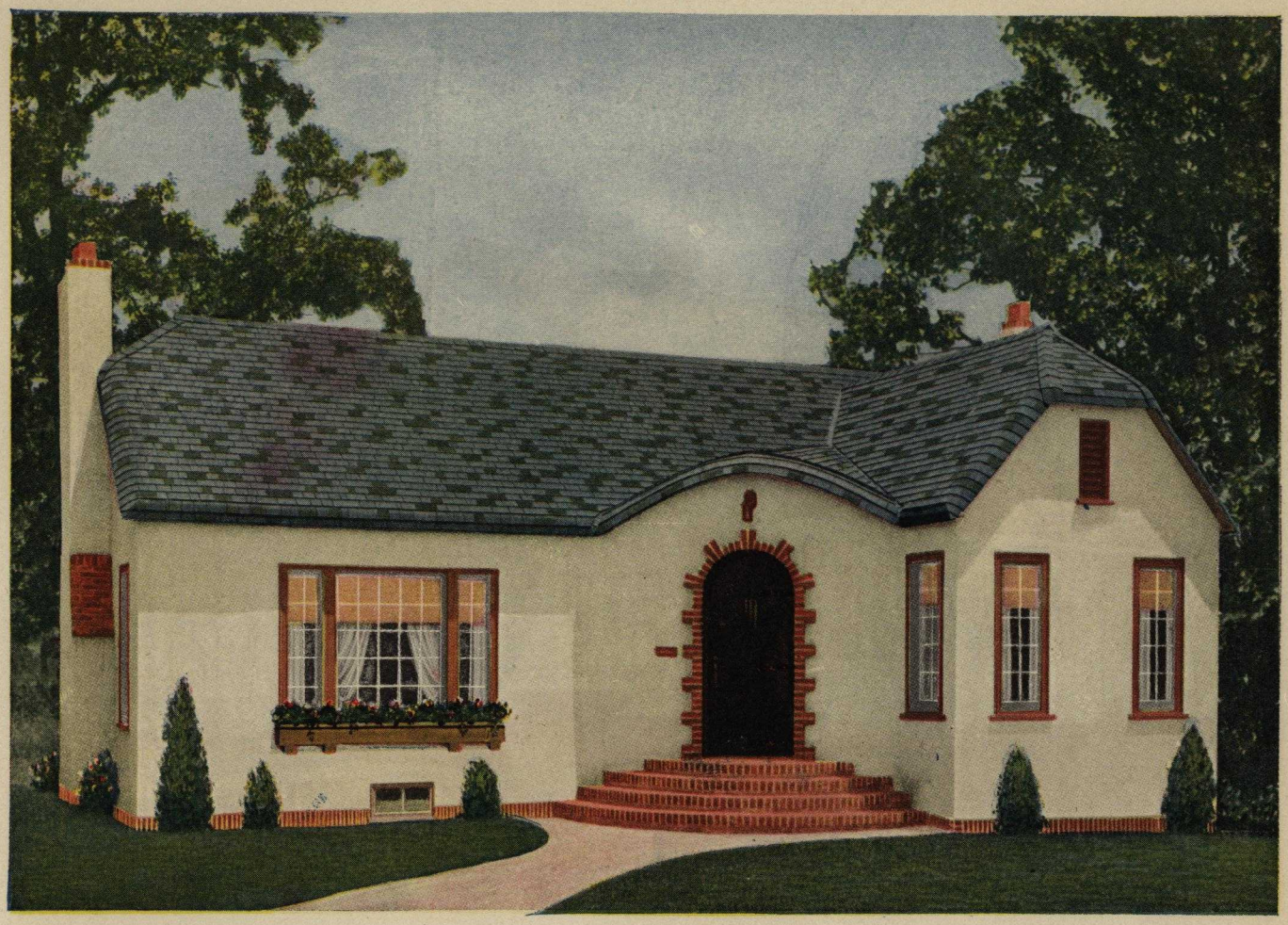
DIMENSIONS

Width over all	28′ 6″
Depth over all	46′ 0″
Ceiling height	9′ 0″
Height of basement	7′ 0″



VIEW OF LIVING ROOM SHOWING FIREPLACE

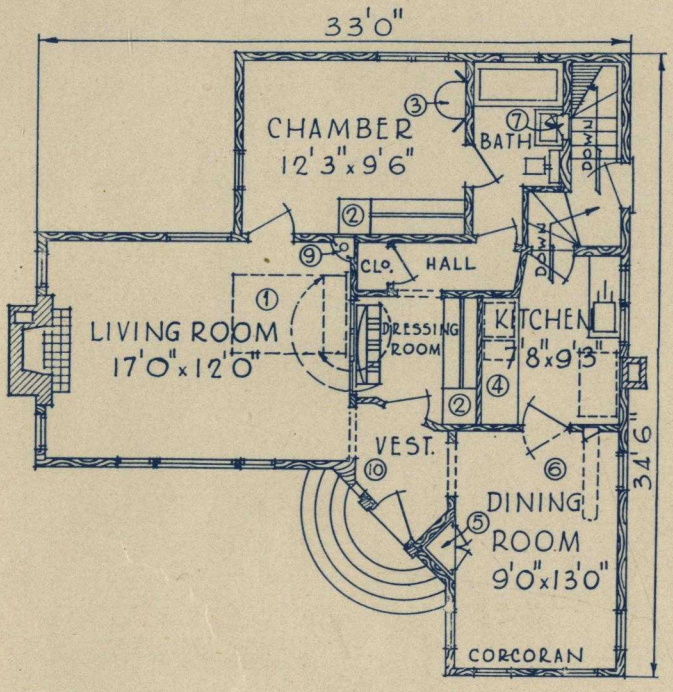
Sun Parlor Every home should have a sun parlor where space permits. The cost of adding a sun parlor to your home will more than be repaid in the comfort and cheerfulness which it gives.



Size 33'0" x 34'6"

4 Rooms, Bath and Dressing Room

The CORCORAN



ONLY four rooms but equal to five. At night the living room is converted into a bed room. Built-in equipment as shown on this plan, means more available space at no additional cost and considerable labor saved for the housekeeper. Stucco is applied to metal lath backing.

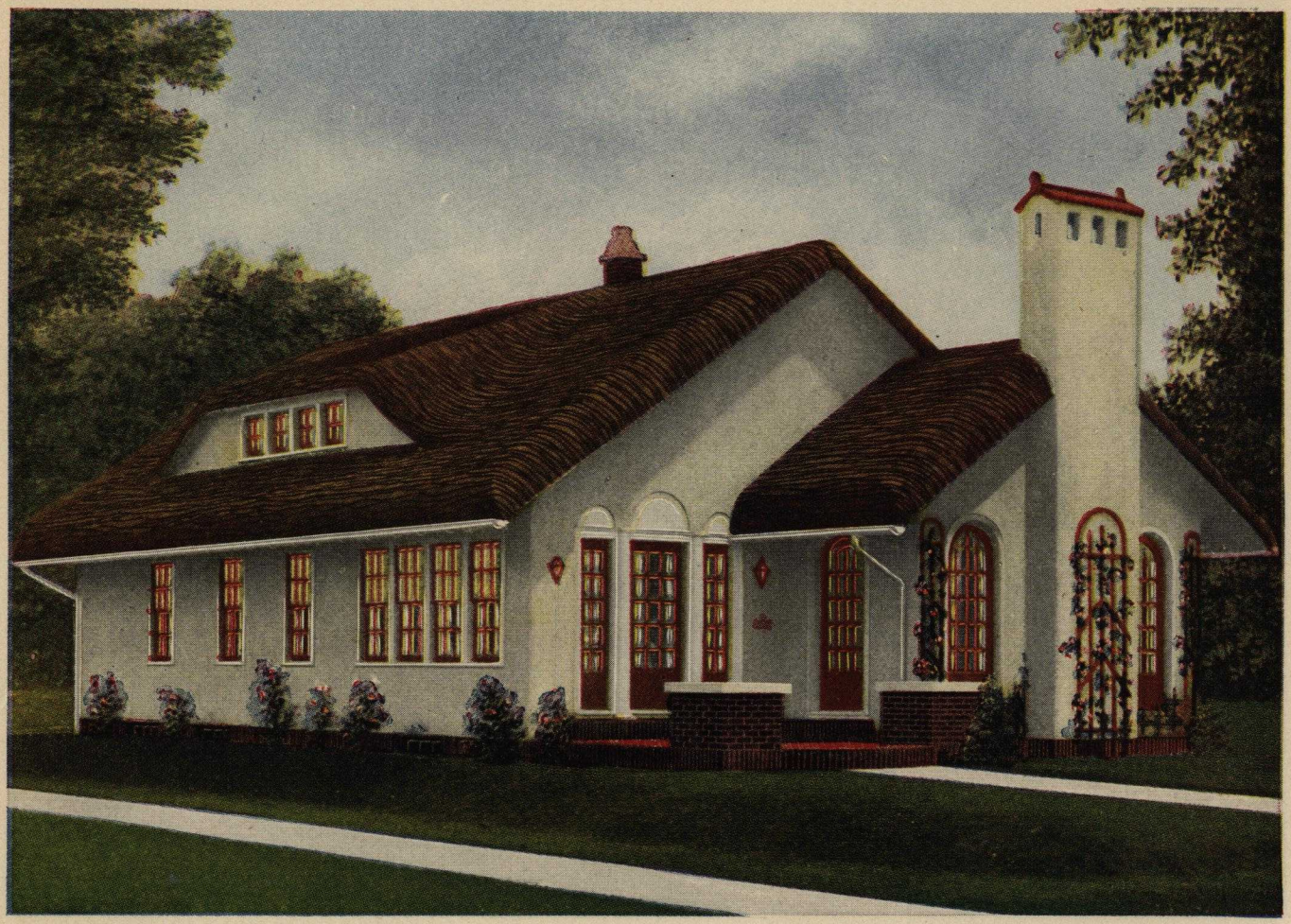
KEY TO MANUFACTURED SPACE SAVING EQUIPMENT USED IN THIS HOME

1—"Disappearing Bed"
2—"Dressing Cabinet"
3—"Dressing Table"
4—"Combination Kitchen Cabinet" "and Refrigerator"
5—"China Cabinet"
6—"Built-in Ironing Board"
7—"Medicine Cabinet"
9—"Telephone Cabinet"
10—"Built-in Mail Box"

DIMENSIONS

Width over all	35' 9"
Depth over all	36' 0"
Ceiling height	8' 6"
Height of basement	7' 0"

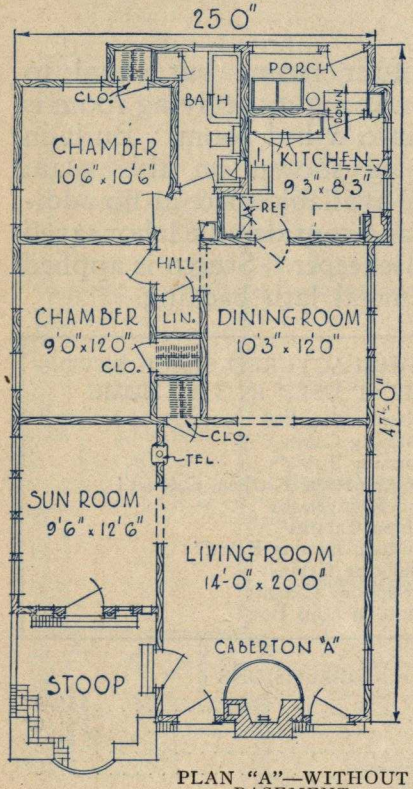
A Sleeping Porch Is useful not only as a healthful fresh air sleeping room but as a spare bedroom, when needed.



Size 25'0" x 47'0"

5 Rooms, Bath and Sun Room

The CABERTON



PLAN "A"—WITHOUT BASEMENT

IMPORTANT

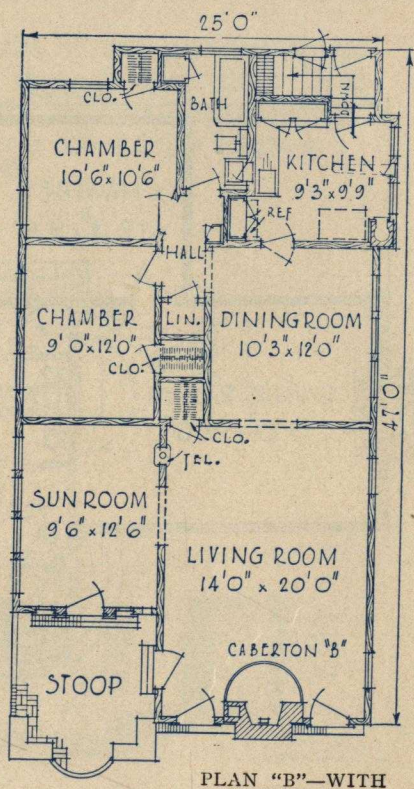
When ordering plans of this design, state whether plan "A" without basement or plan "B" with basement is wanted.

———:———

Outside walls are stucco on metal lath.

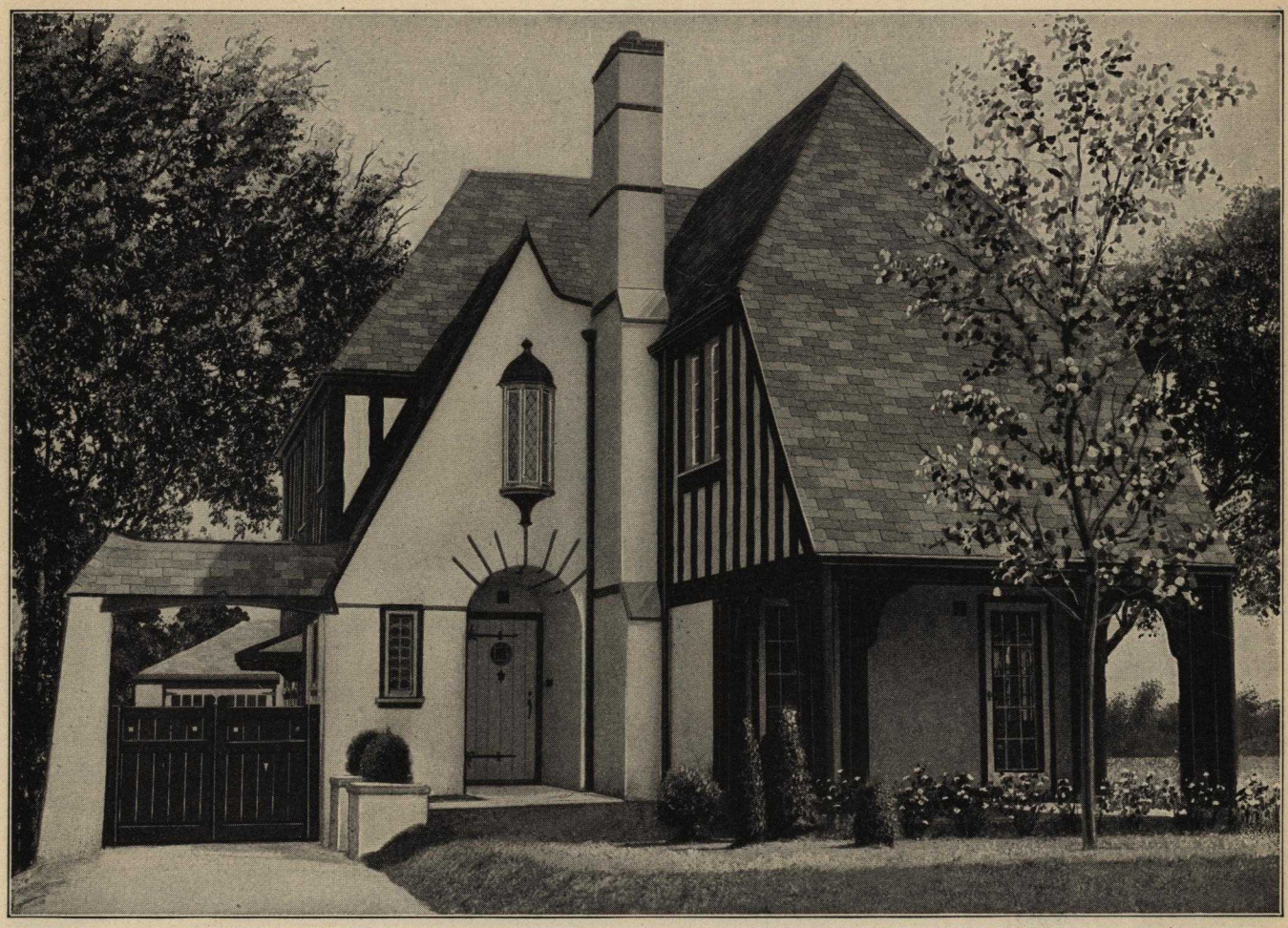
DIMENSIONS

Width over all	28' 6"
Depth over all	52' 6"
Ceiling height	9' 0"
Height of basement—Plan "B"	7' 0"



PLAN "B"—WITH BASEMENT

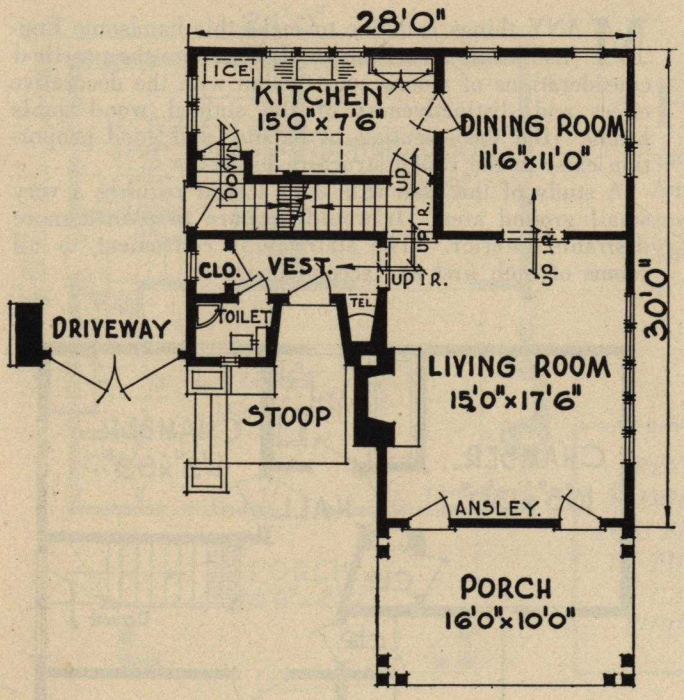
The Garage Should be made to match the home; to preserve the architectural harmony of the premises. This will cost no more than otherwise.



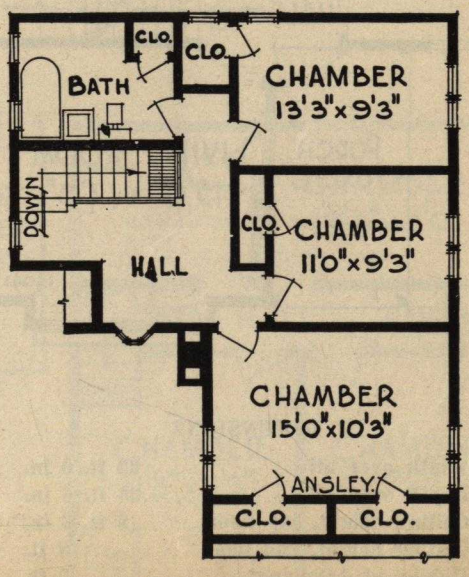
Size 28'0" x 30'0"

"The ANSLEY"

6 Rooms, Bath and Toilet



A VERY pleasing example of the old English type. The exterior is constructed of rustic half timbers and stucco on metal lath. The recessed entrance and oriel window above are very impressive. The interior is very well arranged with such features as a toilet on the first floor and stairway to second floor accessable from living room and kitchen.



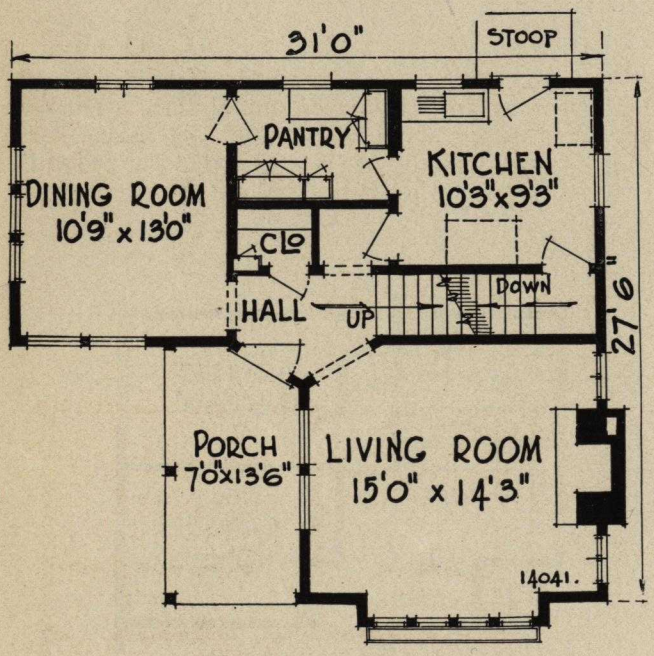
DIMENSIONS

Width over all	39' 6"
Depth over all	40' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Size 31' 0"x27' 6"

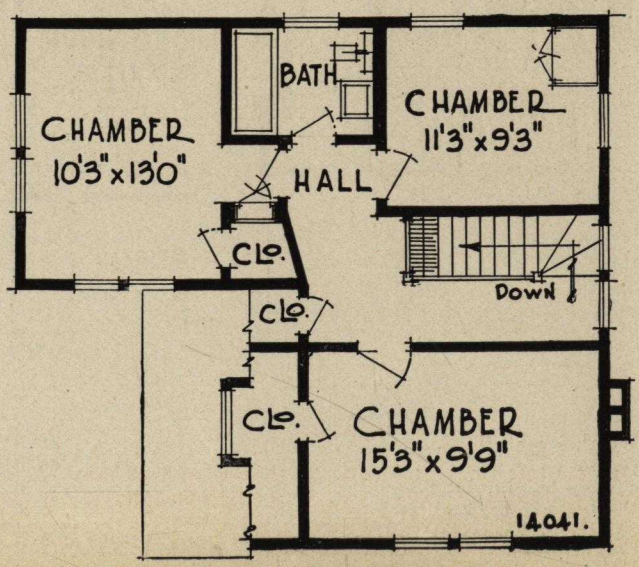
Design 14041-B

6 Rooms and Bath



MANY things combine to make this handsome English house a real home. It combines the practical considerations of stucco construction with the decorative effect and distinctiveness of the stained wood gable beams. But the essentials of balance and good proportion exist in the rough structure itself.

A study of the plan will show that it requires a very small ground area. It would be hard to plan a more desirable interior. The stairway is convenient to all rooms of both first and second floor.



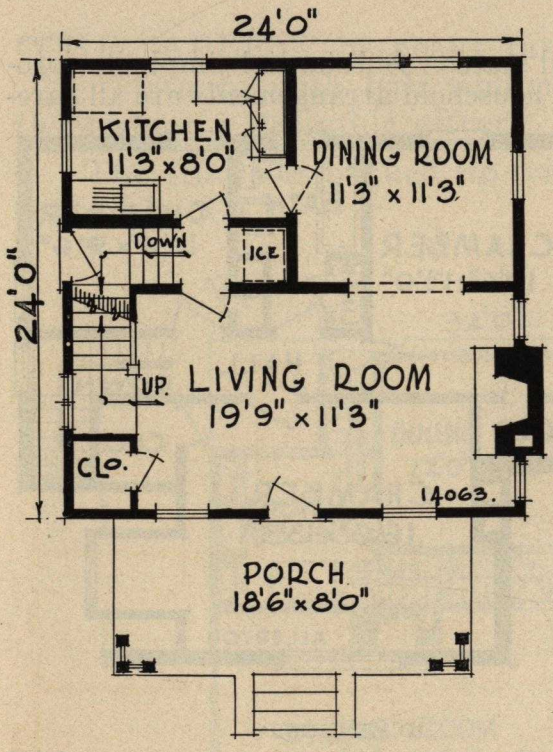
DIMENSIONS

Width over all	33 ft. 6 in.
Depth over all	33 ft. 6 in.
Ceiling height, 1st floor	8 ft. 6 in.
Ceiling height, 2nd floor	8 ft.
Height of basement	7 ft.

Size 24' 0"x24' 0"

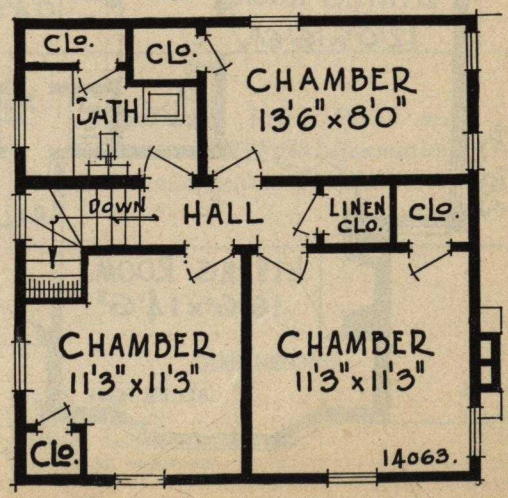
Design 14063-B

6 Rooms and Bath



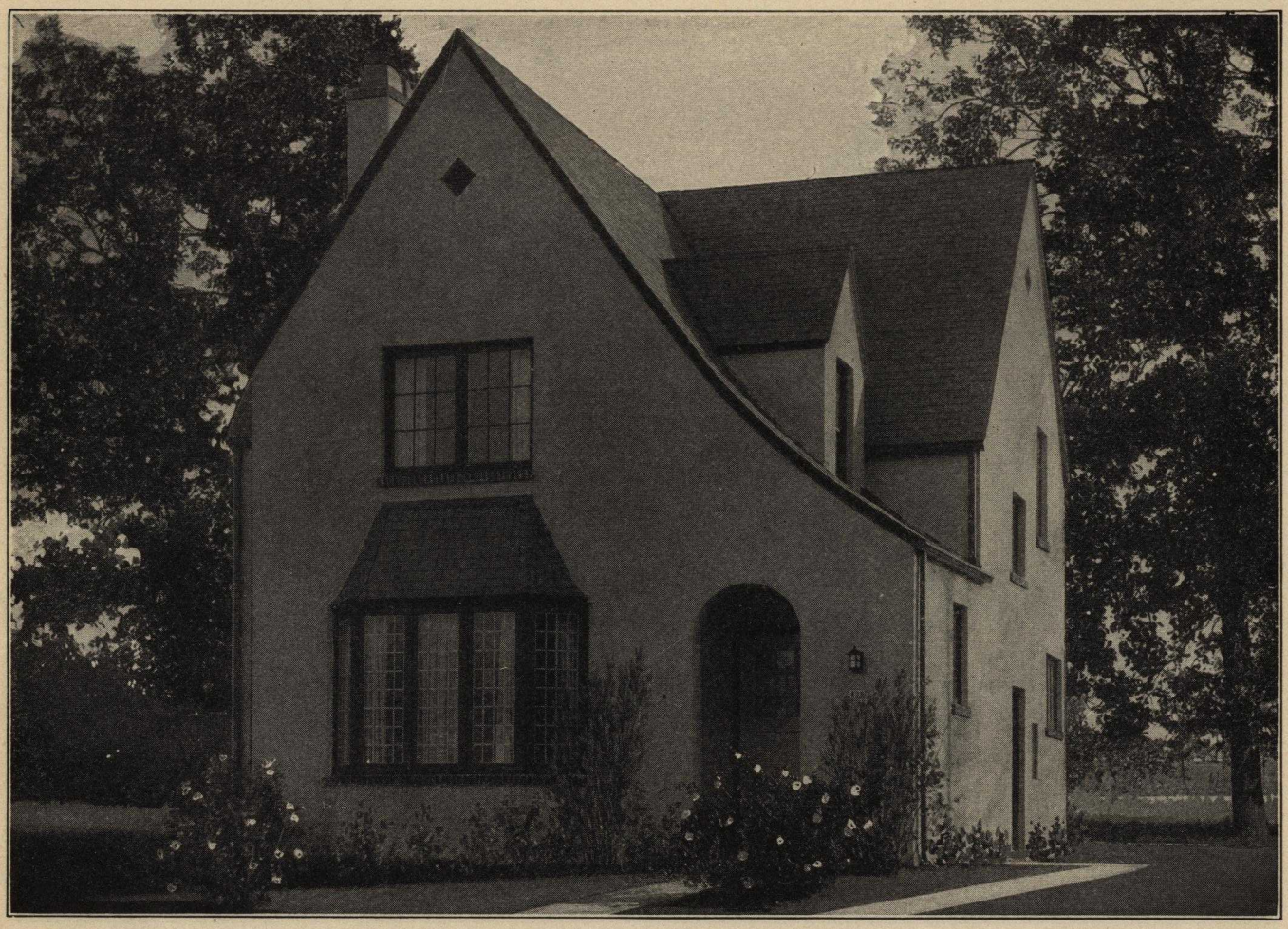
HERE is a pleasing home, something different than the ordinary, yet very handsome and effective in appearance. It is of plain, simple construction and is built on the American straight line plan, with no frills nor unsightly curves, yet strength, proportion and beauty show in every line. The interior will show that it is designed to meet requirement of the modern happy home.

REVERSED FLOOR PLANS FOR ANY HOME IN THIS BOOK CAN BE FURNISHED.



DIMENSIONS

Width over all.....29 ft.	Depth over all.....38 ft.
Ceiling height, 1st floor.....8 ft. 6 in.	Ceiling height, 2nd floor..... 8 ft.
Height of basement... 7 ft.	

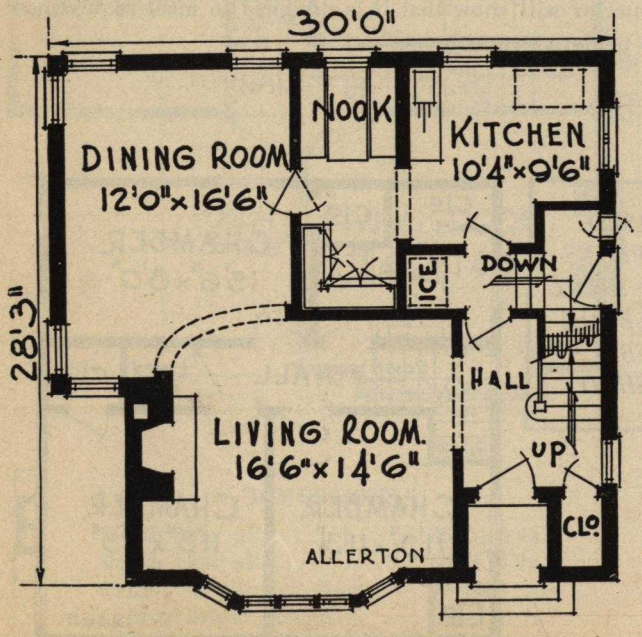


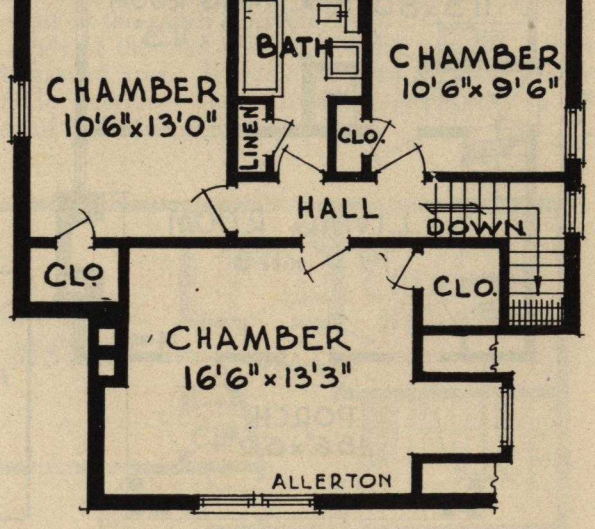
Size 30'0" x 28'3"

"The ALLERTON"

6 Rooms, Bath and Dining Nook

AN English type home with outside walls of tile and stucco. Substantial simplicity, proportion, large well lighted rooms and convenient household arrangements are all carefully incorporated to make this perfect design. A home which blends with any landscape and suitable even to the most pretentious neighborhoods.





DIMENSIONS

Width over all	27' 0"
Depth over all	30' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height 2nd floor	8' 6"
Height of basement	7' 0"

Size 34'0" x 30'0"

"The ABBEY"

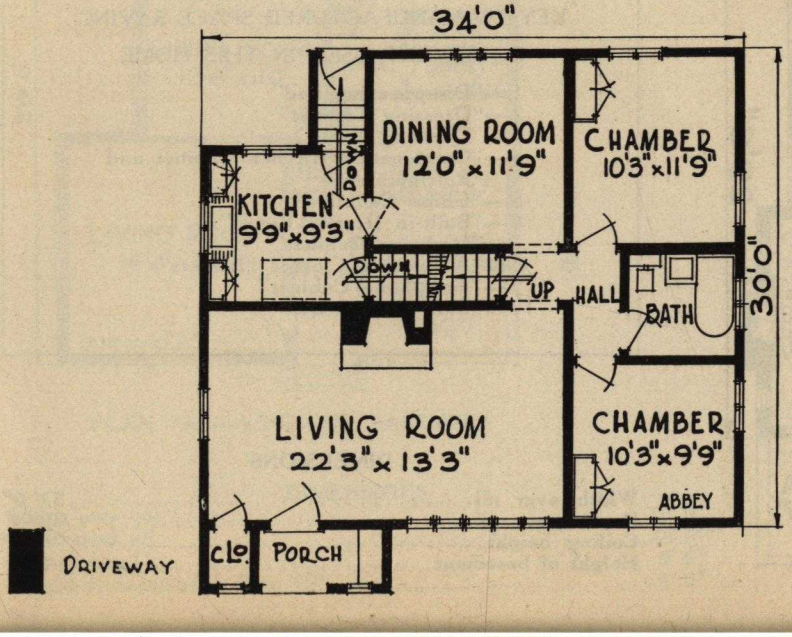
5 Rooms and Bath

THE "ABBEY" bespeaks taste and distinction.

Stucco with half timbers, shutters and divided lights are well combined to produce a desirable effect.

The stucco is backed up with metal lath. Main rooms open into the small central hall.

Steel sash are provided to make this a model home with the maximum light.



The Blue Print Plans are Complete with Full Information and Construction Details.

DIMENSIONS

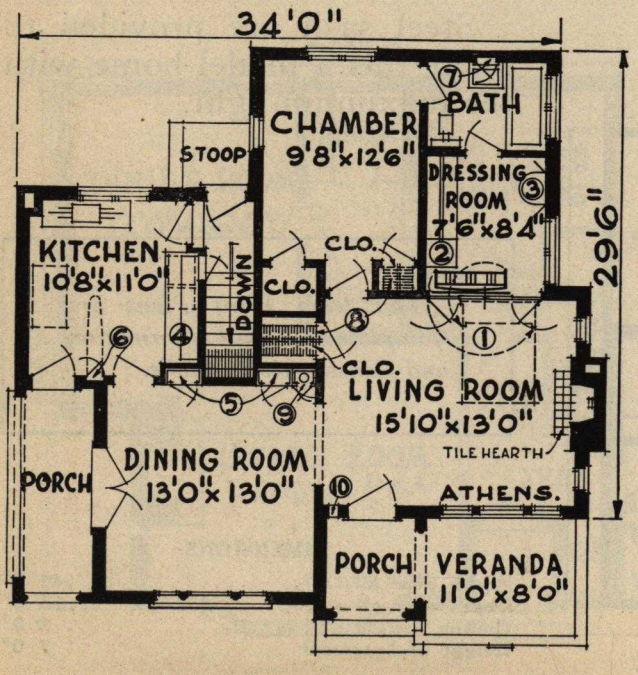
Width over all	47' 0"
Depth over all	35' 0"
Ceiling height	9' 0"
Height of basement	7' 0"

Size 34'0" x 34'9"

"The ATHENS"

4 Rooms, Bath and Dressing Room

A CHARMING Spanish type with a pleasing tile roof. Four rooms with five room efficiency offering every comfort in a well built small house, with little housework. The living room becomes an airy bedroom at night. Space saving devices in kitchen add greatly to its efficiency. Outside walls are of hollow tile with stucco exterior finish.



KEY TO MANUFACTURED SPACE SAVING EQUIPMENT USED IN THIS HOME

1—"Disappearing Bed"
2—"Dressing Cabinet"
3—"Dressing Table"
4—"Combination Kitchen Cabinet and Refrigerator"
5—"China Cabinets"
6—"Built-in Ironing Board"
7—"Medicine Cabinet"
8—"Adjustable Clothes Hangers"
9—"Telephone Cabinet"
10—"Built-in Mail Box"

DIMENSIONS

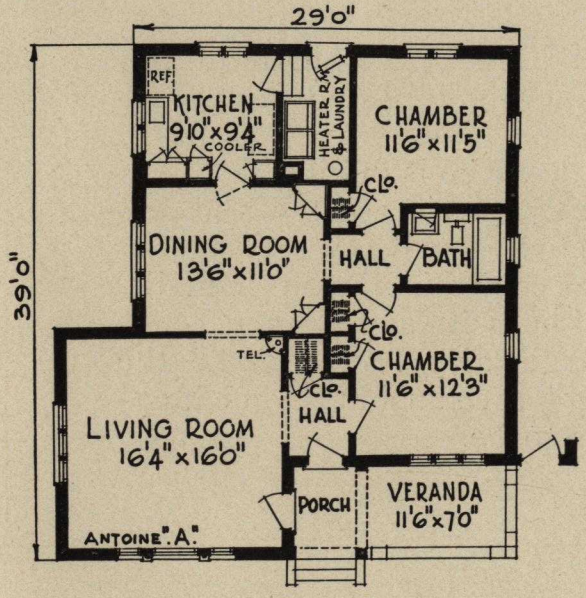
Width over all	37' 0"
Depth over all	39' 4"
Ceiling height	8' 6"
Height of basement	7' 0"

Size 35'0" x 39'0"

"The ANTOINE"

5 Rooms and Bath

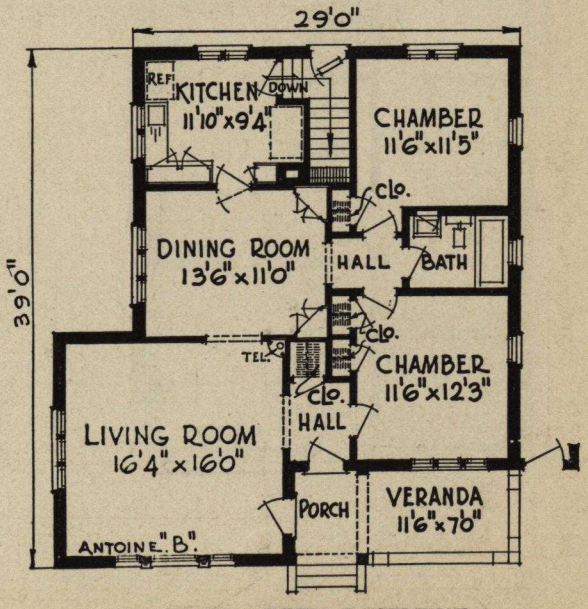
HOLLOW tile and stucco are effectively used in designing this handsome home. The hand of a superior artist is evident throughout.



PLAN "A"—WITHOUT BASEMENT

IMPORTANT

When ordering plans of this design state whether wanted with or without basement.



PLAN "B"—WITH BASEMENT

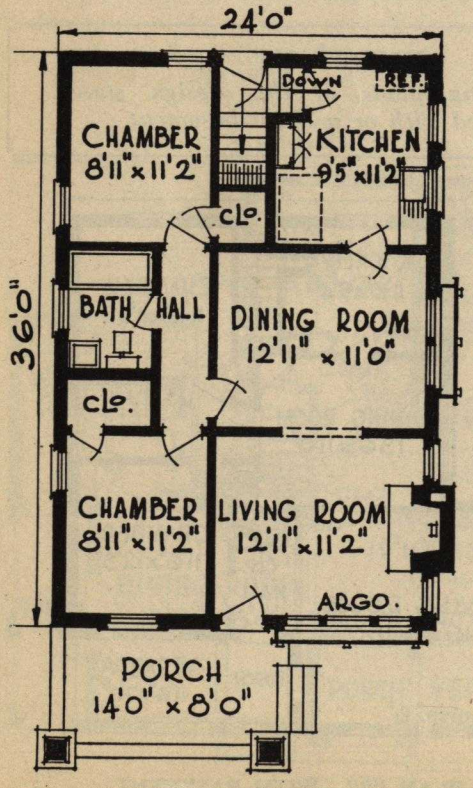
DIMENSIONS

Width over all	39' 6"
Depth over all	41'0"
Ceilnig height	8' 6"
Height of basement—Plan "B"	7' 0"

Size 24'0" x 36'0"

"The ARGO"

5 Rooms and Bath



A BUNGALOW in light colored stucco that fairly radiates sunshine.

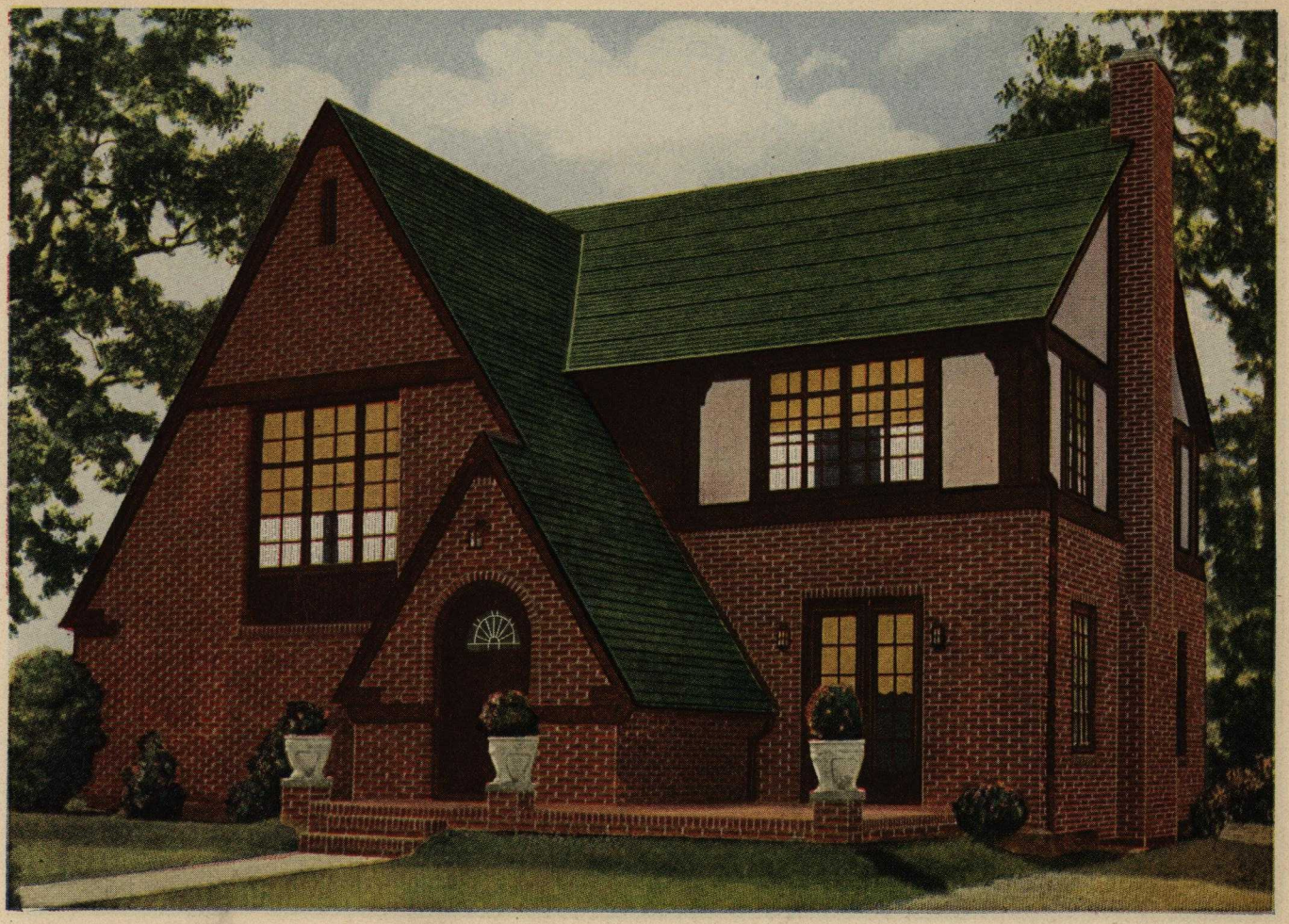
The stucco is mounted on hollow tile, insuring safety, and permanence.

The projecting beams lend distinction to its appearance.

Large, airy rooms make the "Argo" the sunshiny home it appears to be.

DIMENSIONS

Width over all	31' 0"
Depth over all	51' 0"
Ceiling height	8' 6"
Height of basement	7' 0"

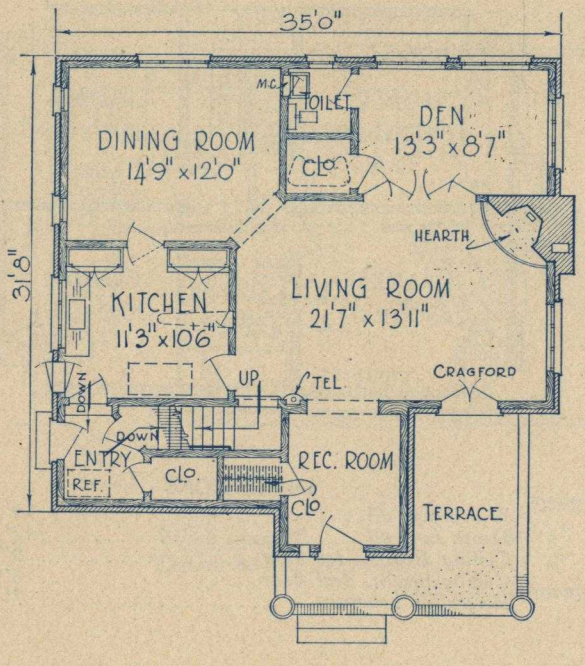


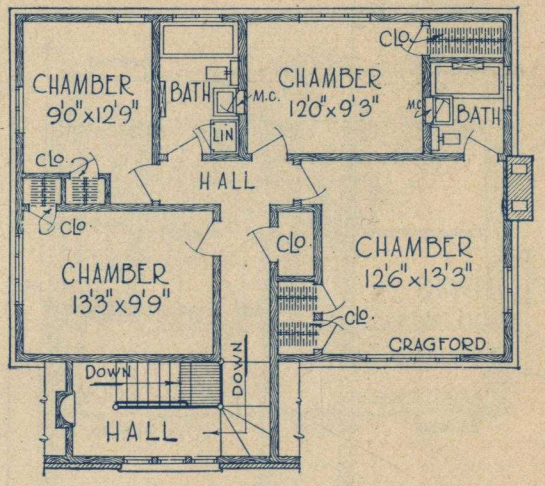
Size 35'0" x 31'8"

7 Rooms, 2 Baths, Den and Toilet

The CRAGFORD

FACE brick, stucco and steel sash are combined effectively in the above design. The den can be converted into a chamber by the use of the disappearing bed. This home is planned with two bathrooms, a toilet and all other modern equipment so necessary to the modern home.





DIMENSIONS

Width over all	37' 4"
Depth over all	41' 8"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

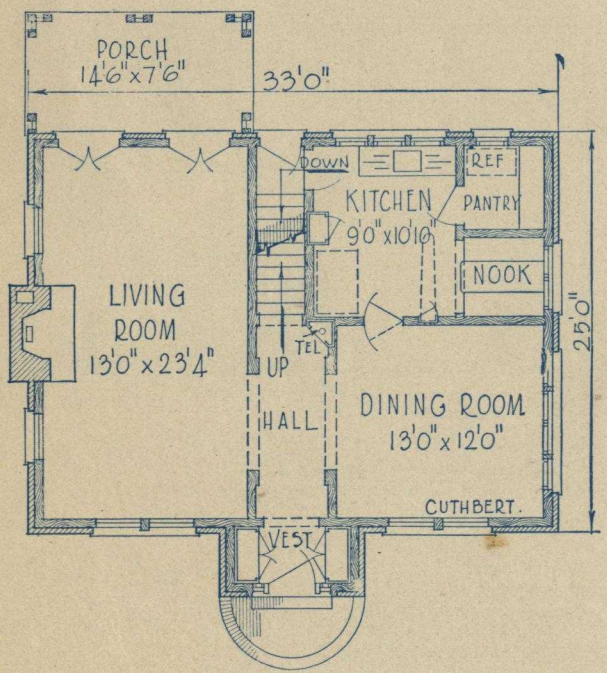
Prompt Delivery Is essential to the satisfactory progress and completion of the building. Our quick service insures against delay.

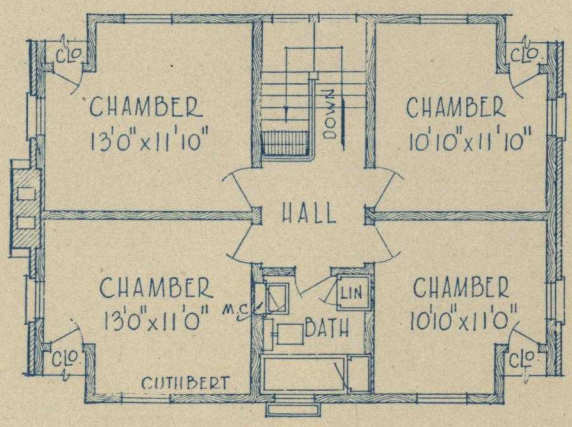
Size 33'0" x 25'0"

7 Rooms, Bath and Dining Nook

The CUTHBERT

HERE is a neat, well designed home with exterior walls of face brick veneer. The interior is planned to meet the requirements of modern housekeeping and includes telephone cabinet, ironing board, medicine cabinet, linen cabinet and a cozy dining nook.

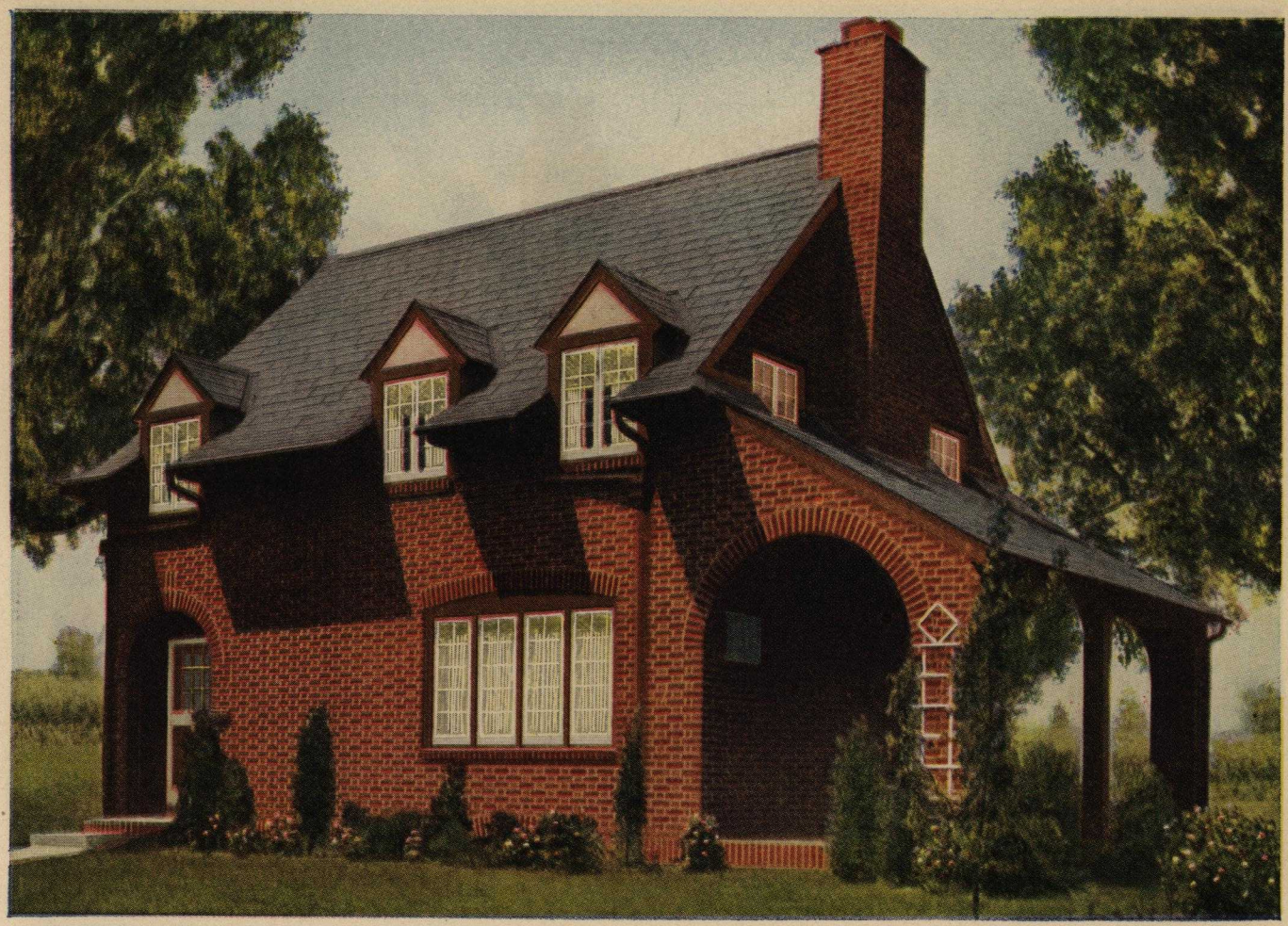




DIMENSIONS

Width over all	34′ 6″
Depth over all	42′ 0″
Ceiling Height, 1st floor	9′ 0″
Ceiling height, 2nd floor	8′ 2″
Height of basement	7′ 0″

Everything in Service We give you the benefit of a complete service that will co-operate with you in solving your home building problems. Our service produces satisfied home owners.

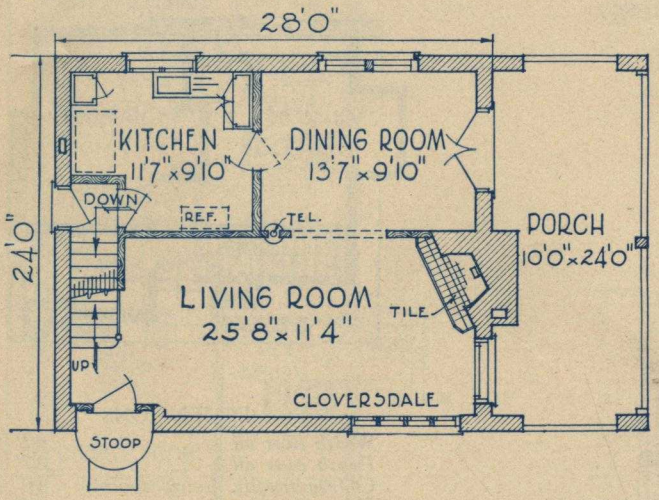


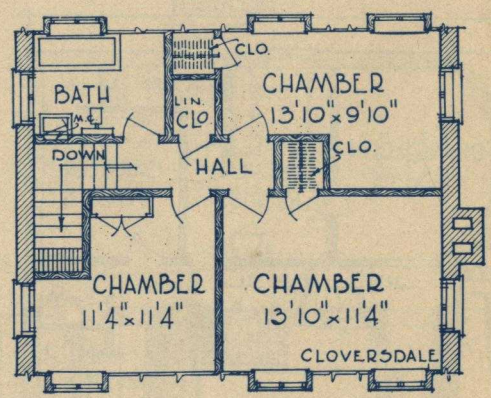
Size 28'0" x 24'0"

6 Rooms and Bath

The CLOVERSDALE

THE combination of face brick laid in Flemish bond with slate roof in this instance produces a very effective design. The interior offers six well proportioned rooms. Do not overlook the built-in kitchen furniture, telephone cabinet, adjustable closet fixtures and medicine cabinet.



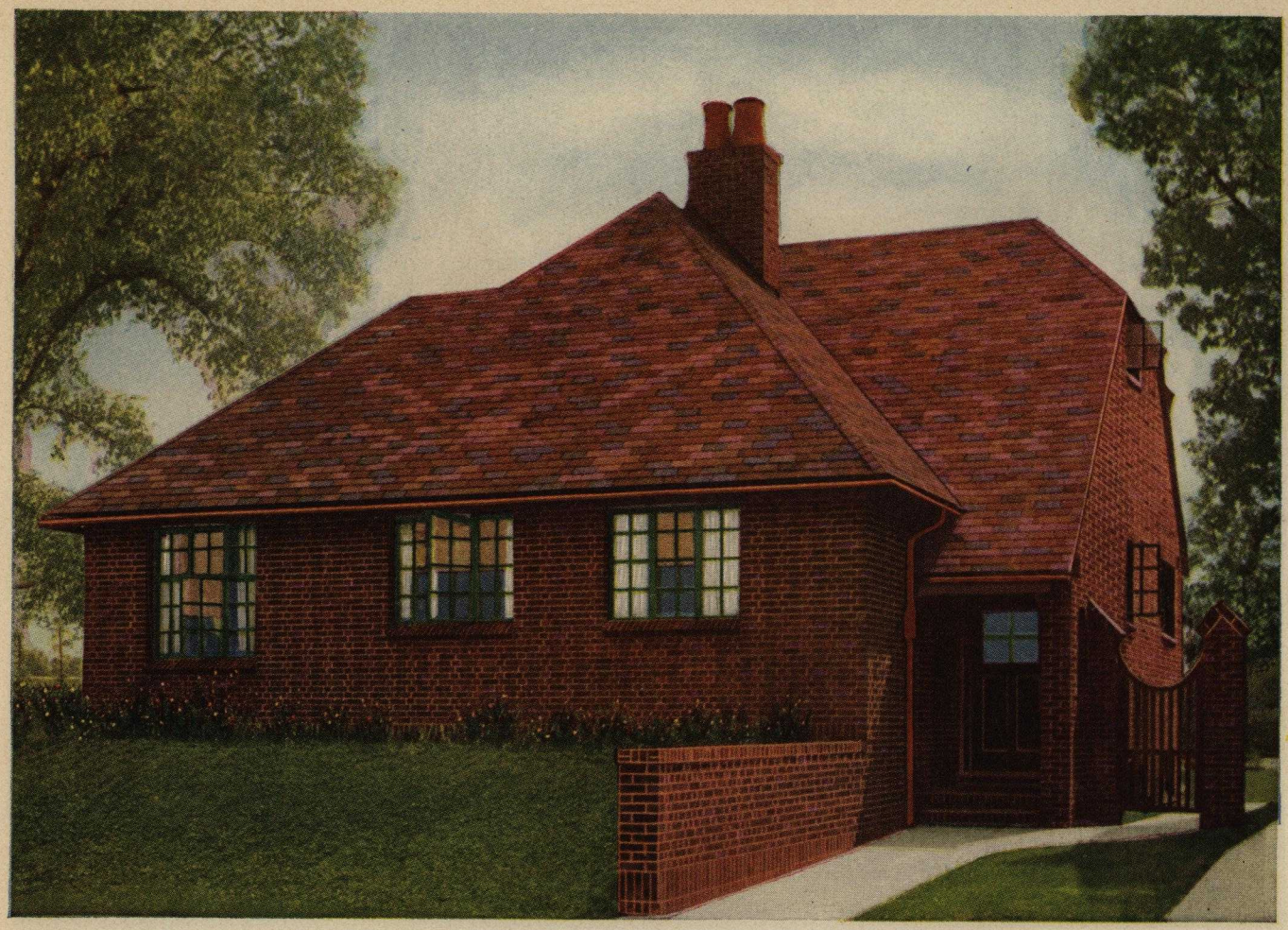


DIMENSIONS

Width over all . . . . . 40' 6"	*Depth over all* . . . . . 28' 0"
Ceiling height, 1st floor . . . . . 8' 6"	*Ceiling height, 2nd floor* . . . . . 8' 0"

Height of basement . . . . . 7 ft.

Ask Us Due to our knowledge and experience we are in position to give you dependable advice and practical building information. Do not hesitate to consult us.

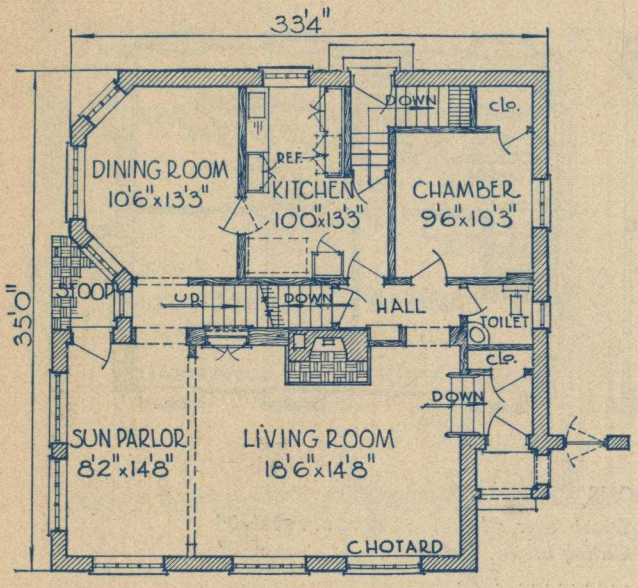


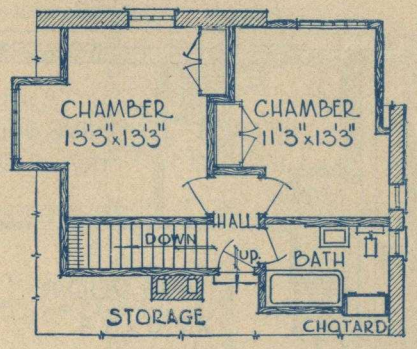
Size 33'4" x 35'0"

6 Rooms, Bath and Sun Parlor

The CHOTARD

PEOPLE of taste desire something without being freakish. To satisfy this want the "Chotard" is offered. Face brick laid in Flemish bond provides an effective finish. The living room is designed with extremely high ceiling and all inside is fully equipped for comfort. Steel sash are provided for entire building.

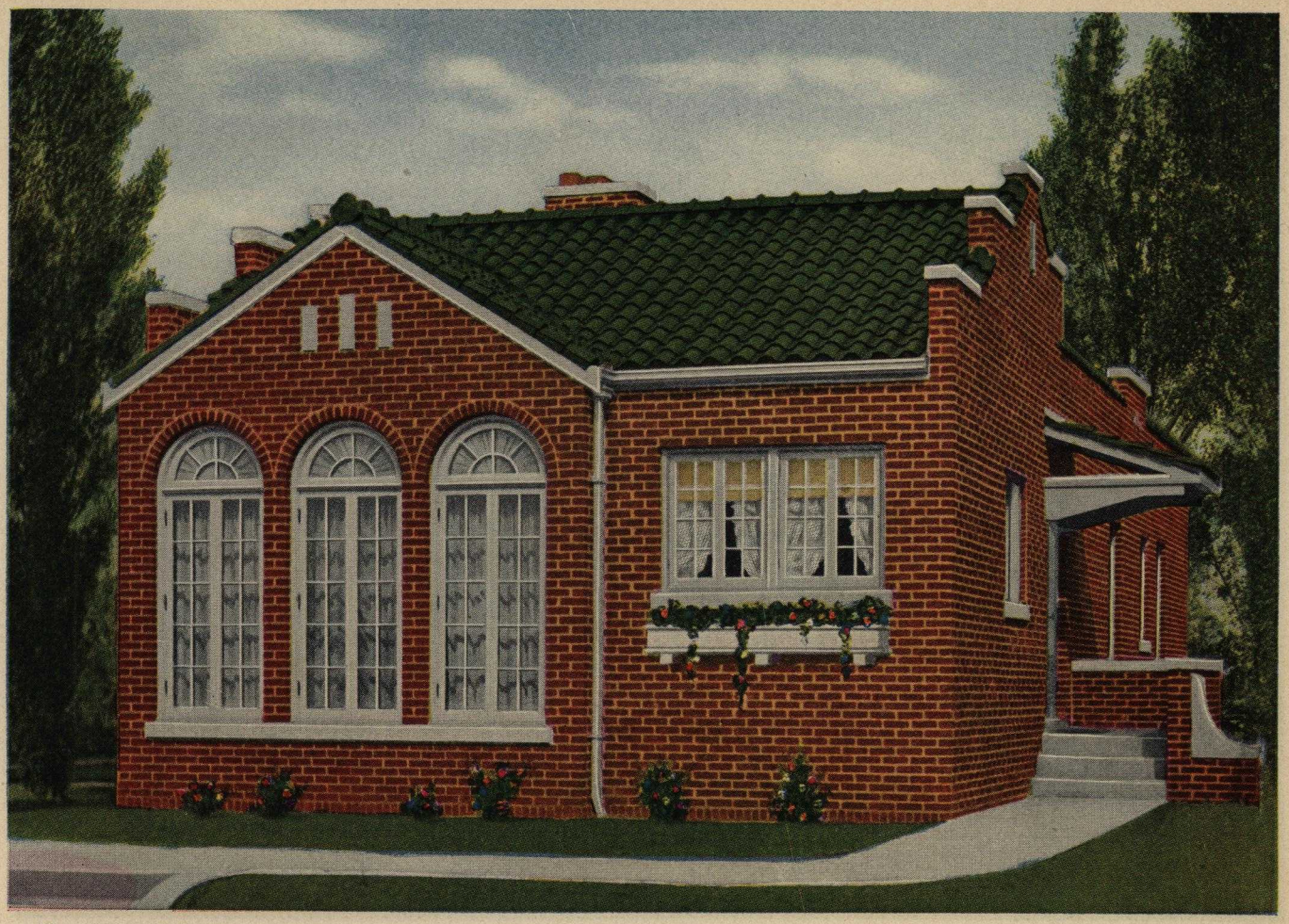




DIMENSIONS

Width over all	42' 0"
Depth over all	37' 0"
Ceiling height, living room	10' 0"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

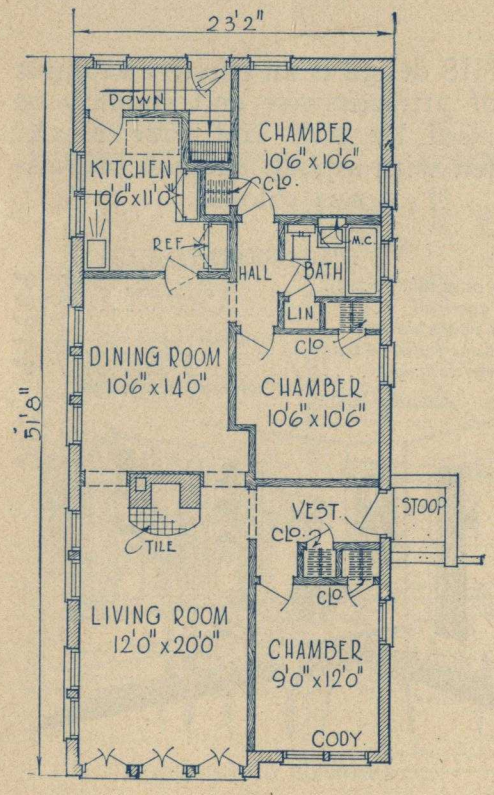
Hundreds of More Homes If you do not find a home in this book to meet your needs, tell us, for we have hundreds of other modern home designs to show you.



Size 23'2" x 51'8"

6 Rooms and Bath

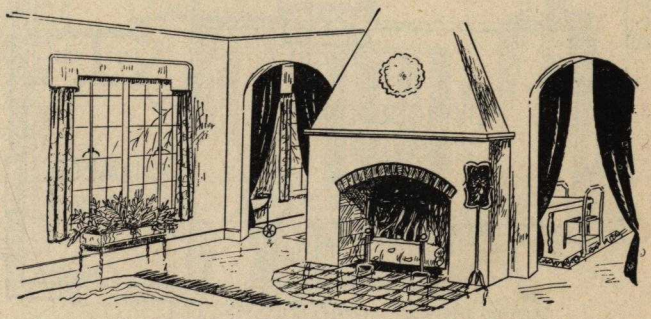
The CODY



THE "Cody" is a pleasing example of face brick construction which together with a substantial tile roof insures a durable structure. The interior is arranged with all modern equipment and conveniences.

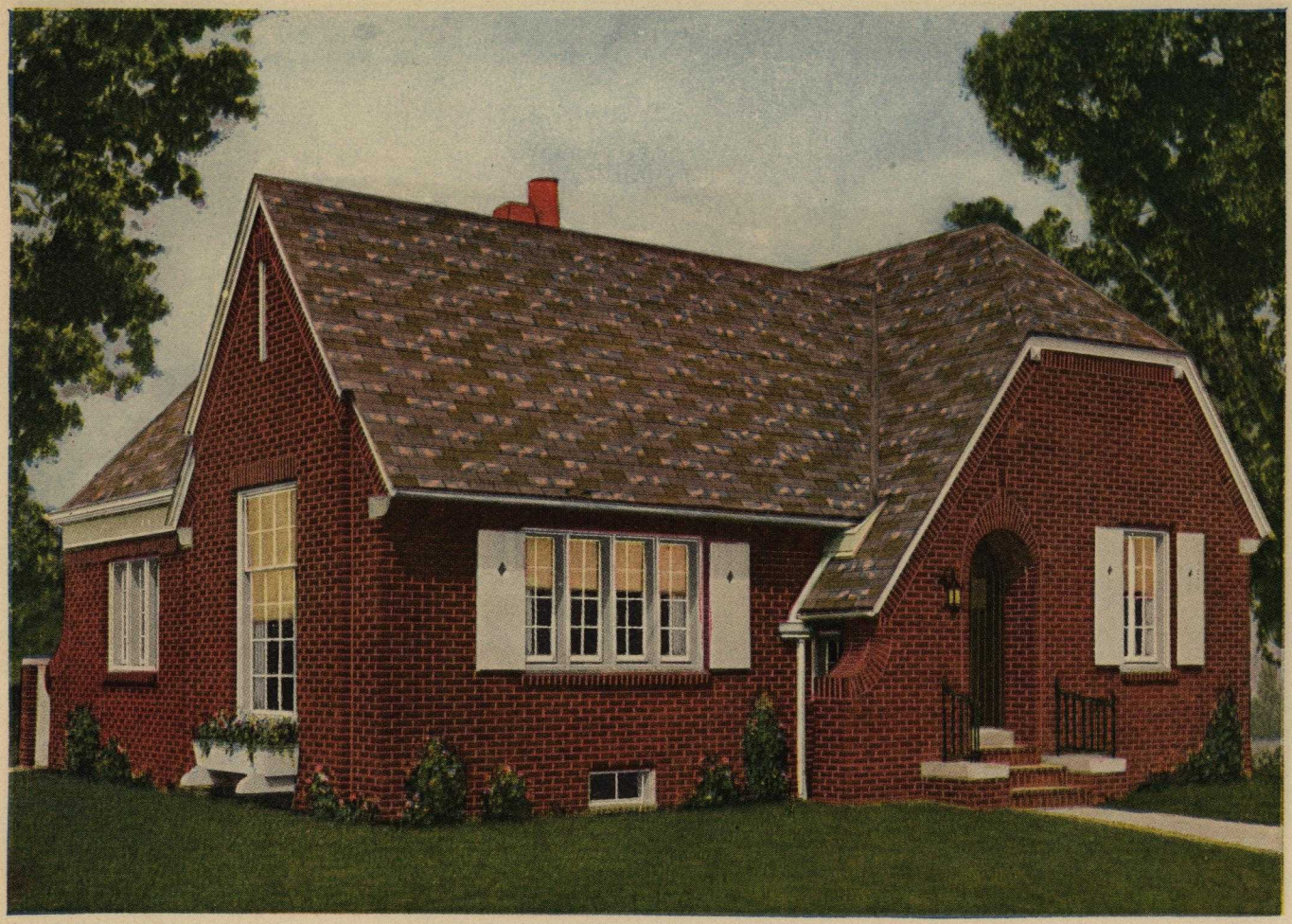
DIMENSIONS

Width over all	30' 6"
Depth over all	52' 6"
Ceiling height	8' 6"
Height of basement	7' 0"



INTERIOR VIEW SHOWING FIREPLACE

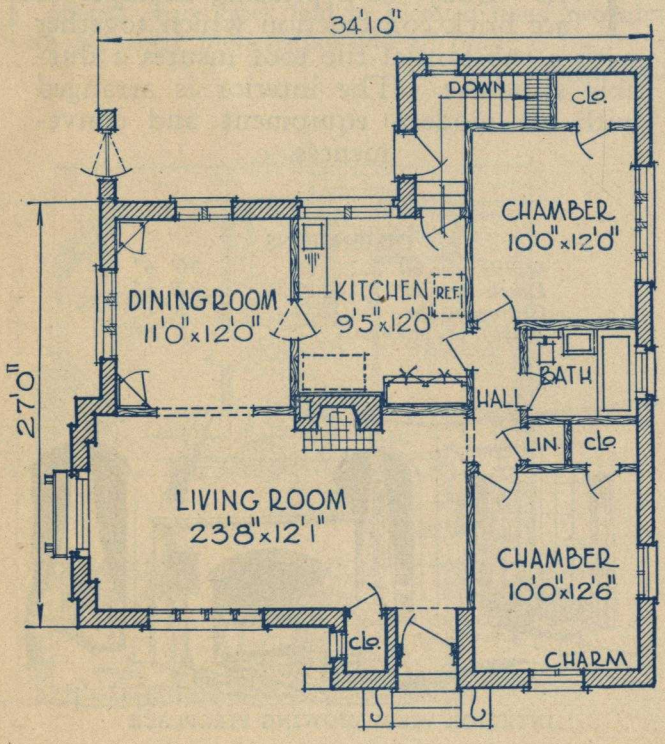
Labor-Saving Equipment Utmost convenience and utility in a small space defines the model home. This can only be obtained through the use of built-in furniture, charming breakfast nooks, dumb waiters, well arranged kitchens and many other conveniences.



Size 34′10″ x 40′0″

5 Rooms and Bath

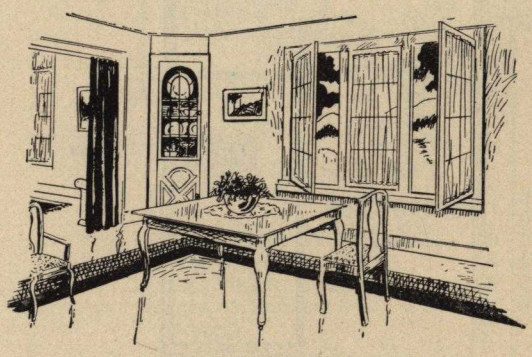
The CHARM



THIS design is an effective example of attractiveness and stability as expressed by well laid face brick. Roofed with asphalt shingles of various colors.

DIMENSIONS

Width over all	40′ 0″
Depth over all	43′ 0″
Living room ceiling	12′ 0″
Main floor ceiling (balance)	8′ 6″
Basement ceiling	7′ 0″



INTERIOR OF DINING ROOM

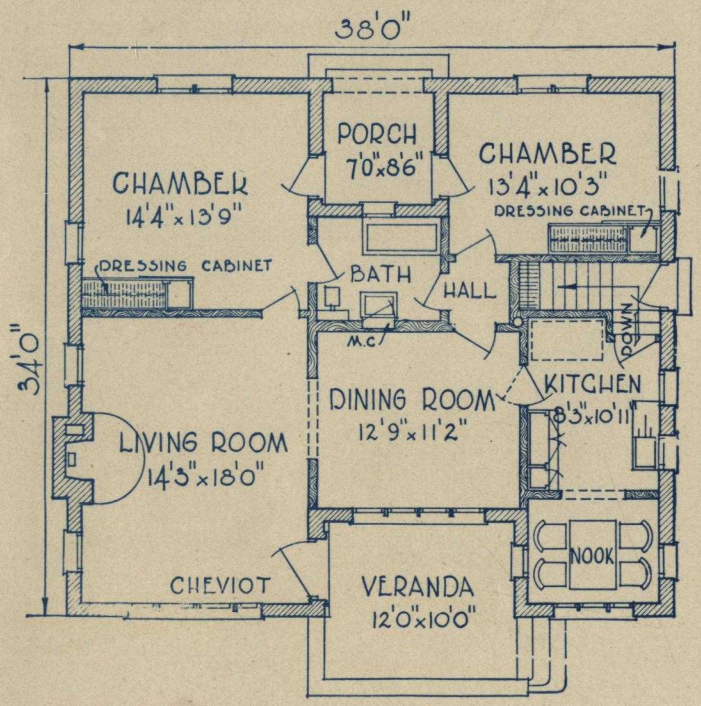
Improved Features

Such as delivery receptacles, telephone cabinets, built-in mail boxes, bathroom wall heaters, kitchen ventilators, laundry dryers and other up-to-date equipment can be economically installed in your new home.

Size 38'0" x 34'0"

5 Rooms, Bath and Dining Nook

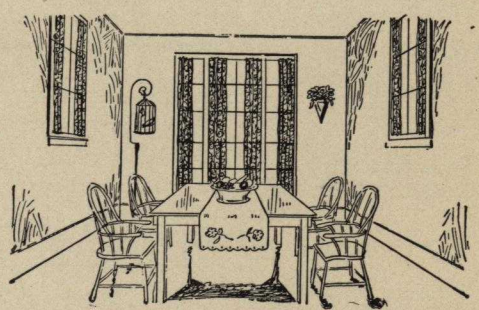
The CHEVIOT



A BEAUTIFUL example of mingled shades of face brick carefully blended to produce an everlasting harmonious color scheme.

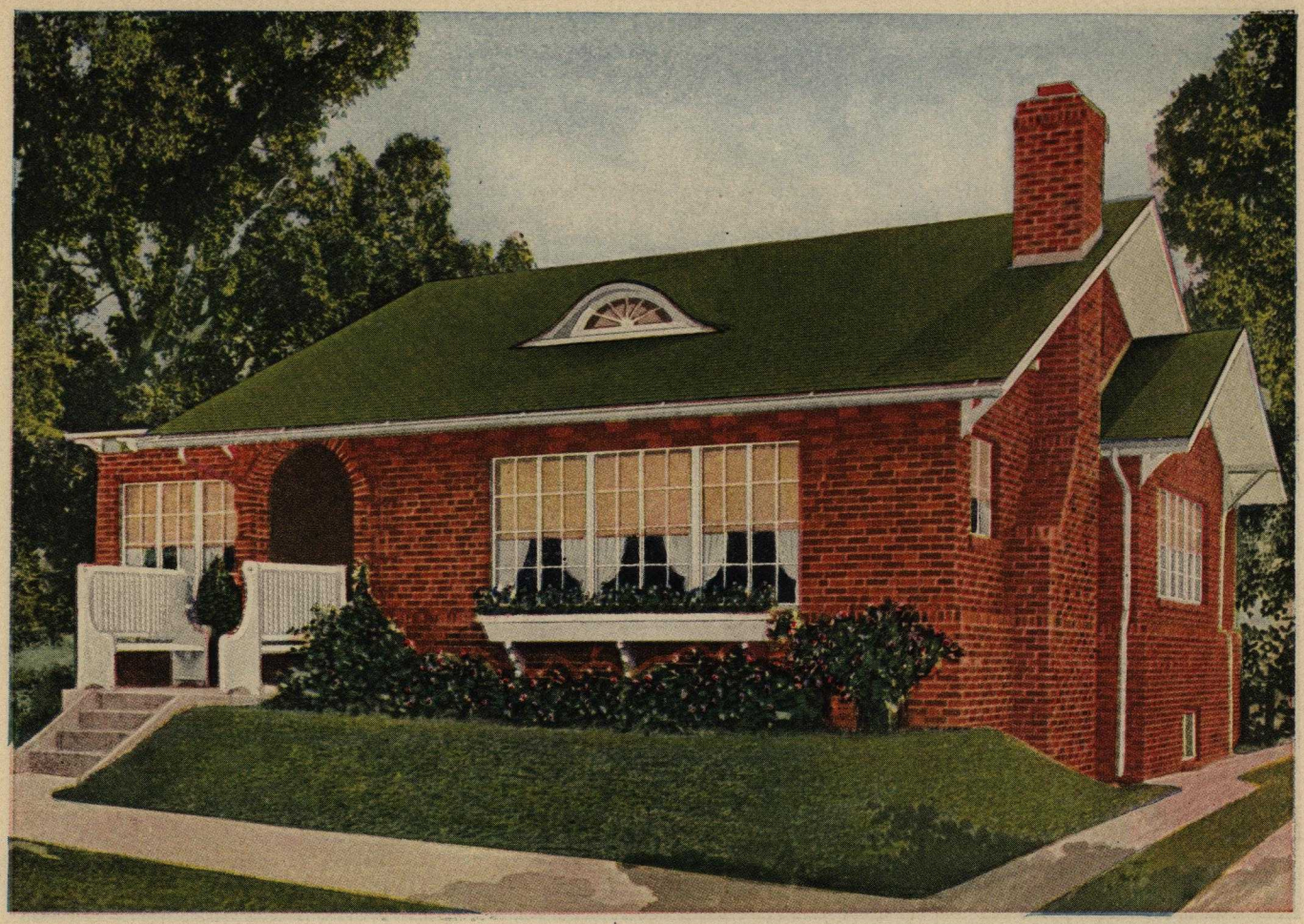
DIMENSIONS

Width over all	40' 0"
Depth over all	40' 6"
Living room ceiling	10' 9"
Main floor ceiling (balance)	8' 6"
Basement ceiling	7' 0"



INTERIOR OF DINING NOOK

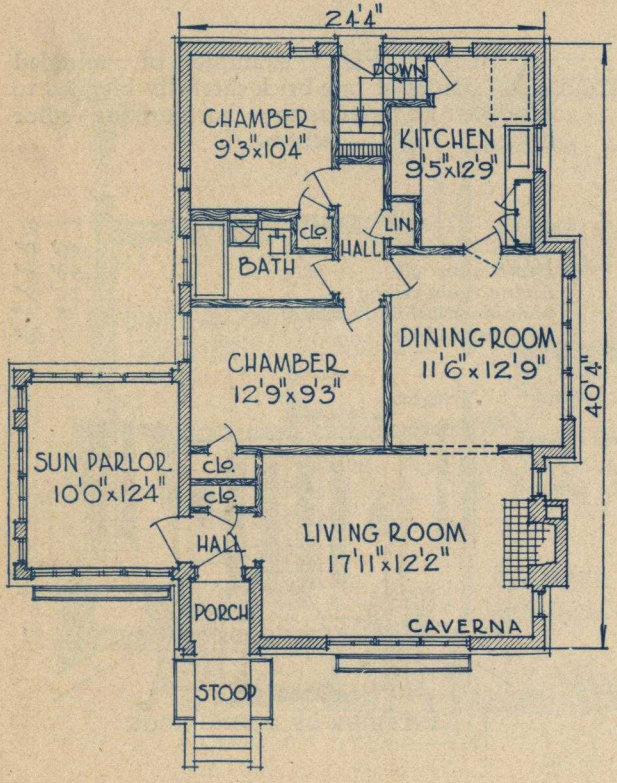
Save Space A home builder in moderate circumstances can save considerable space and money by the use of disappearing beds, disappearing stairways, space saving closet fixtures, built-in ironing boards and many other space saving features.



Size 26′5″ x 40′4″

5 Rooms, Bath and Sun Parlor

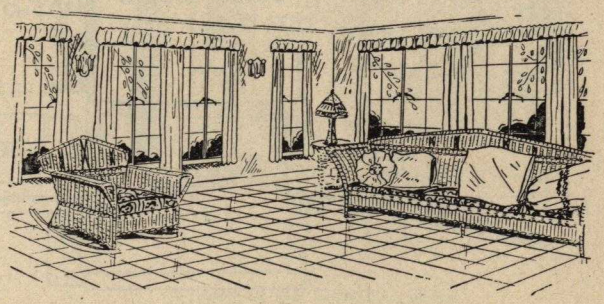
The CAVERNA



A BUNGALOW in face brick that is permanent, appealing and exceedingly livable. The recessed entrance with seats on the stoop is invitingly beautiful. Steel sash are installed in this home.

DIMENSIONS

Width over all	42′ 0″
Depth over all	50′ 6″
Ceiling height	9′ 0″
Height of basement	7′ 0″



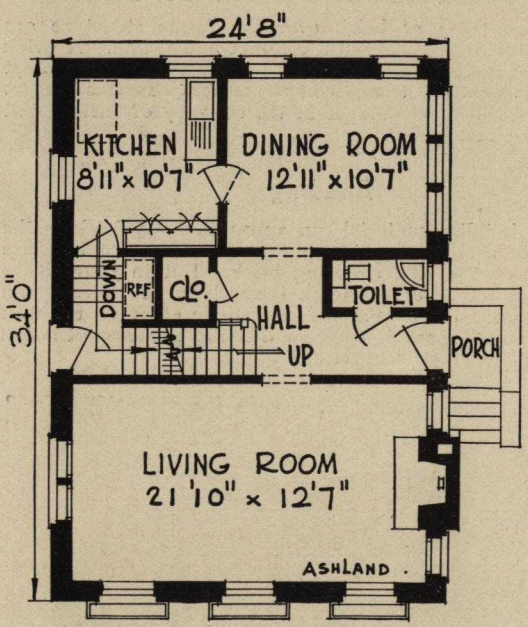
INTERIOR VIEW OF SUN PARLOR

Complete Satisfaction By our prompt service and square dealing methods we change the dread and worry of building a home into an experience of pleasure and satisfaction.

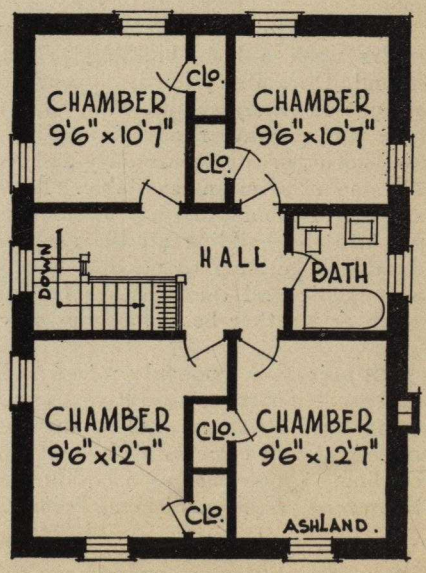
Size 24'8" x 34'0"

"The ASHLAND"

7 Rooms, Bath and Toilet



A DECIDED stateliness is obtained from the square shape and projecting roof of the "Ashland." The 13-inch brick wall with face brick outside give added comfort as well as durability. The square shape permits four ample chambers upstairs. The downstairs toilet and refrigerator compartment should be pointed out.



DIMENSIONS

Width over all	32' 0"
Depth over all	41' 6"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

THE USE OF FACE BRICK

Durability, Beauty and Economy in the Face Brick Home

There never was a time when the American people gave so much thought to the building of their homes, both on the practical and artistic side. There never was a time when so many beautiful small homes were being built. And in this development Face Brick is playing an important part.

The use of Face Brick in home building has, during the past five years, increased by leaps and bounds. In all parts of the country, in the smaller towns and in metropolitan centers, home-builders have discovered that, from every point of view, Face Brick gives them the greatest return per dollar spent.

This preference for brick is not a new manifestation. Ancient monuments, throughout the whole recorded history of man, reveal the structural merits of brick. While other materials used for structural purposes have proved susceptible to the destroying influences of the elements, on the score of durability brick has held its own, and, in fact, a little more. In his "Antiquity of Man," Sir Charles Lyell, the father of modern geology says: "Granite disintegrates and crumbles into mica, quartz, and feldspar; marble soon moulders into dust of carbonate of lime; but hard, well-burnt clay endures forever in the ancient landmarks of mankind."

Art has been partial to brick in expressing its finest architectural ideals for forty centuries. And now the modern face brick manufacturer has added an almost endless range of colors, thus infinitely extending the artistic possibilities of this material. While brick clays burn to three fundamental colors, gray, buff, and red, there develops in the burn a bewildering variety of hues, tones, and shadings from light to dark.

Besides these artistic and æsthetic values, there are the necessary practical values of strength and endurance which the varieties of Face Brick afford—a combination which renders them at once the most desirable of all the structural materials used for building-facings. Without doubt Face Brick offers the best investment the home builder can make.

Three essential things must be considered when one enters upon a home-building program: first, Utility; second, Durability; third, Appearance. Of course, the amount of money available must be considered, but even here the question resolves itself into that of best arrangement, greatest durability and finest appearance for the amount of means available. In other words, for the amount of money one has at his command he hopes to get into the building all the conveniences possible—as durable a building as possible—as beautiful a building as possible—all this whether he is building himself a home or whether he is building only as an investment.

An objection commonly raised to brick is the item of expense. To the prospective builder who has avoided using Face Brick because of the notion that it is high in cost, it will come as a pleasant surprise that it is exceedingly economical as a building material and within the means of the small home builder.

Comparative Costs

The following comparative costs are actual figures obtained in all parts of the country by manufacturers of face brick. All these figures are the bids for actual contracts by experienced contractors in various communities. The percentage of increase in cost of a face brick home over a frame structure is so small that it can hardly be considered in constructing a modern home. For example, a $6,000 frame house, figuring the excessive cost at 6 per cent, would mean a $6,360 face brick house.

Summary of Percentage Differences, 1910-1919

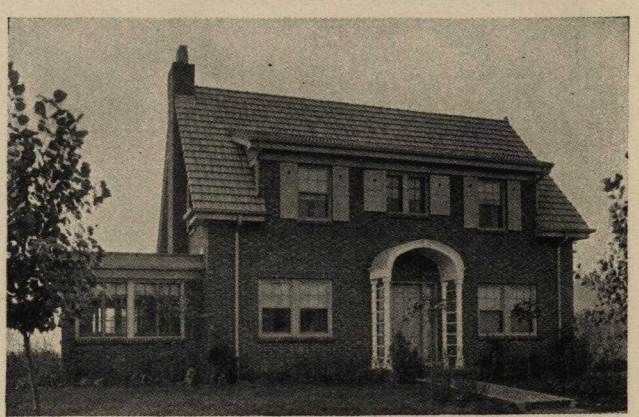
Year	Siding on Frame	Stucco on Frame	Face Brick Veneer	Face Brick on Tile	Face Brick on Common
1910.....	0.0%	2.9%	6.9%	10.7%	9.1%
1913.....	0.0%	4.0%	5.9%		8.1%
1915.....	0.0%	1.6%	4.9%		6.9%
1919.....	0.0%	0.5%	4.4%	6.5%	6.1%

Considering the durability, added charm and beauty of brick, together with the expense saved in upkeep, economy is decidedly in favor of a brick structure. Appraisal engineers have estimated the depreciation on a brick house at 1 per cent a year beginning after the fifth year. But against other materials it finds an easy conquest and exacts a toll of 2 per cent per annum. Suppose we take the highest disparity in cost, 9 per cent, as an example. On a house costing $6,000 the difference in favor of the frame building is $540. A paint job at the end of the fifth year has reduced the figure to $340. Depreciation has annually taxed the building at the rate of $120 or $600 for the five years. By the end of the fifth year the builder of a frame house is the loser by $260; but, if we made the comparison even, a brick home is a superior investment because it is fireproof, weatherproof and an everlasting monument to the wisdom of the owner's choice of materials.

Other advantages of brick over the frame structure are fire-safety, low insurance rates, comfort and health. A brick wall operates against excessive heat in the summer and against excessive temperature changes in the winter. In this respect it has very decided advantages in the economy of fuel as well as in comfort and health.

Bonding

No other building material can approach Face Brick in the possibility of color schemes for the wall surface, for they are an integral part of the enduring brick. But in your choice of texture and tone of the brick themselves, you have by no means exhausted the possibilities of artistic effect on the wall surface. You still have to consider the vital influence of bonds and mortar joints on the result.



A. F. B. A. Six-Room House, No. 627-A
As built at Park Ridge, Illinois, in the interest of "Better Homes in Chicago"

Bond in brick work is the overlapping of the brick one upon the other, either along the length of the wall or through its thickness, in order to bind them together in a secure, structural mass. Units are shifted back and forth so that the vertical joints in two successive courses do not come in line. In other words, the brick are laid so as to break joint, the whole forming a natural bond or structural unit, giving strength to the wall.

When a brick is laid lengthwise of the wall, thus showing its long, narrow dimension, it is called a stretcher. If its length extends back into the wall so that its short dimension shows on the surface, it is called a header. This stretcher secures strength in the length of the wall. The header secures the strength of the wall throughout its thickness.

Up to comparatively recent times, brick bond was used only to secure the strength of the wall, but in the seventeenth century it occurred to European builders that there was an artistic possibility in the bond as it appeared on the surface. They began to see the fine tracery of the mortar joint running over the background of the brick, and by experiment found that this could be varied into very attractive patterns by different arrangement of the brick bond. As a result of this, there have been developed mainly three different types of bond which are used at the present time, with various modifications, to secure attractive effects in pattern.

The first and most obvious of these bonds is called Running or Stretcher bond (Fig. 1). This bond has the merit of being very strong longitudinally, but lacks transverse strength; consequently, it is modified into what is called Common or American bond by laying a course of headers about every sixth course (Fig. 5). As a type of Running bond, headers instead of stretchers may be used (Fig. 6). As this bond is very light structurally, it should not be laid except for panels or other ornamental effects. The English is made up of alternating courses of stretchers and headers (Fig. 2). It is modified beautifully by breaking the joints of the successive stretcher courses; this is called English Cross or Dutch bond (Fig. 3). This produces a very pleasing series of Greek crosses and ripple lines up and down the surface of the wall, and the English brick-builders claim for it the great merit of giving transverse strength to the wall.

The Flemish bond (Fig. 4) is secured by laying each course in alternate stretchers and headers, the header resting upon the middle of the stretcher in successive courses. This produces a very attractive pattern and is a favorite among the builders because of its artistic effect. It may also be modified in various ways to produce other pattern effects. Thus is the Garden Wall bond made by laying the courses with from two to four stretchers alternating with a header (Fig. 7).

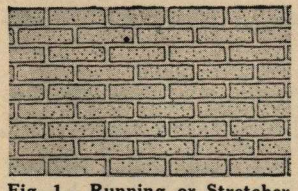


Fig. 1. Running or Stretcher

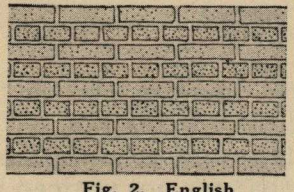


Fig. 2. English

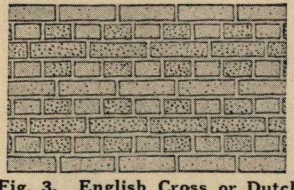


Fig. 3. English Cross or Dutch

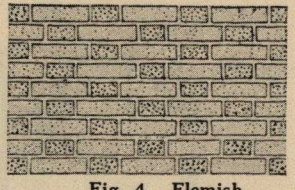


Fig. 4. Flemish

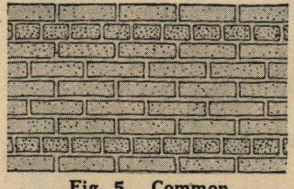


Fig. 5. Common

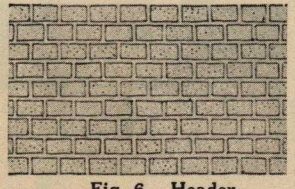


Fig. 6. Header

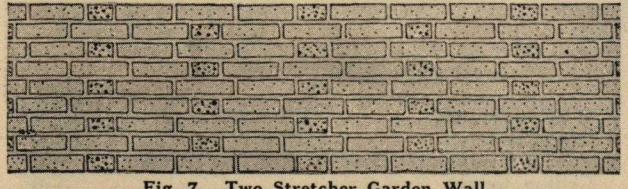


Fig. 7. Two Stretcher Garden Wall

Mortar Joints

Figure 8 details the different mortar joints used in brick work. Four elements must be carefully considered in choosing mortar joints, viz., color, texture, size and kind. The wrong kind of mortar joint will destroy the beauty of the brick. On the other hand, if it is properly chosen it will bring out the fine shades and tones of its natural beauty. Colored mortar joints may be produced in two ways; First, by the use of natural colored sand, ground granite or other stone; Second, by the use of artificial mortar color.

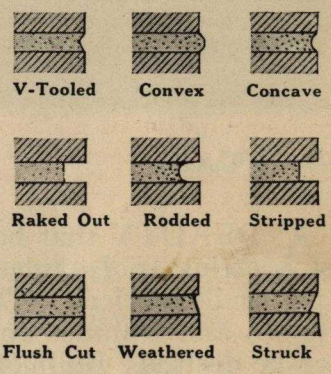


FIG. 8. MORTAR JOINTS

To assist home-builders in planning their homes, the American Face Brick Association has issued the following helpful and interesting booklets:

"The Story of Brick" is an attractive booklet with beautiful illustrations of modern homes, and discusses such matters as Comparative Costs, Basic Requirements in Building, The Extravagance of Cheapness, and kindred subjects. Sent free.

"Face Brick Bungalow and Small House Plans" embrace 128 designs of Face Brick bungalows and small houses. These houses are unusual and distinctive in design, economical to build, and convenient in floor plan. Issued in four booklets, showing 3 to 4-room, 5-room, 6-room and 7 to 8-room houses. The entire set for one dollar; any one of the books, 25 cents. We can supply complete working drawings at nominal prices.

"The Home of Beauty" contains 50 designs of two-story, six-room Face Brick houses, representing a wide variety of architectural styles and interior arrangements, selected from 350 designs submitted in a nation-wide Architectural Competition. Sent for 50 cents. Complete working drawings for these houses at nominal cost.

"The Home Fires," a most attractive fireplace booklet, with many designs, gives full direction for fireplace construction. Sent for 25 cents.

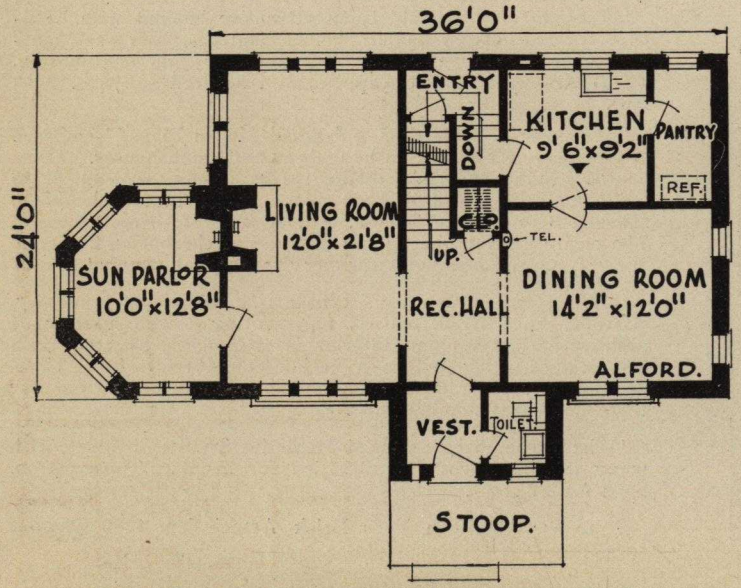
Address, American Face Brick Association, 1796 Peoples Life Building, Chicago, Illinois.

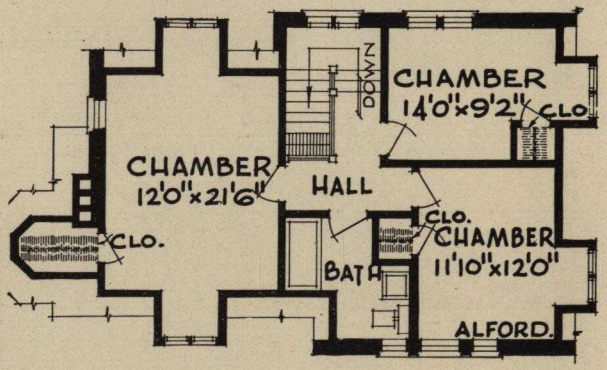
Size 36'0" x 24'0"

"The ALFORD"

6 Rooms, Bath and Sun Parlor

A BEAUTY that has something of an old world flavor marks the "Alford." Many interesting roof angles give the necessary distinction to this home. The entrance is architecturally perfect. The floor plan deserves a thorough examination for there are many nooks and crannies and other attractive features that are not noticed at first glance. A home to be desired. Built of Face Brick.





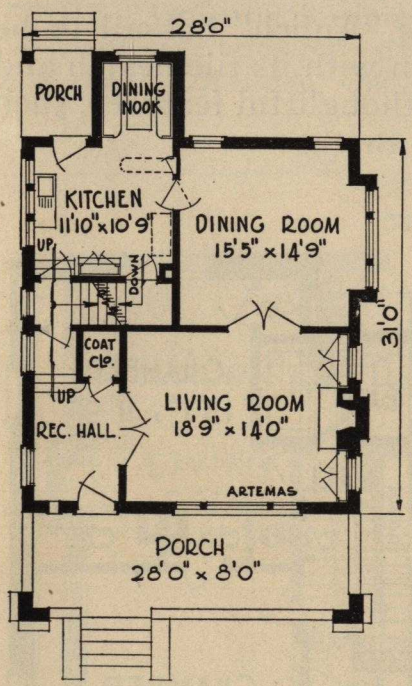
DIMENSIONS

Width over all	49' 0"
Depth over all	37' 6"
Ceiling height, 1st floor	9' 0"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

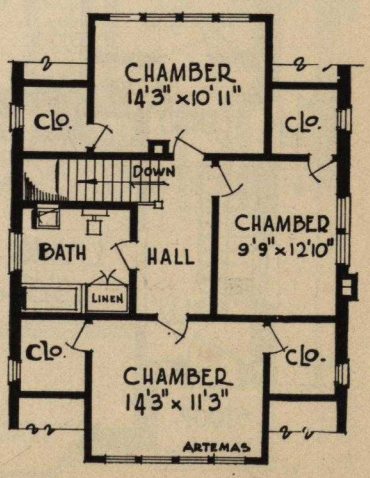
Size 28'0" x 31'0"

"The ARTEMAS"

6 Rooms and Bath



BEAUTY, permanence and comfort at moderate cost, is the desired end. The "Artemus" with its face brick sides and stucco dormer has all these qualities. In addition there is a built-in mail box, dining nook and bookcases flanking the fire-place.



DIMENSIONS

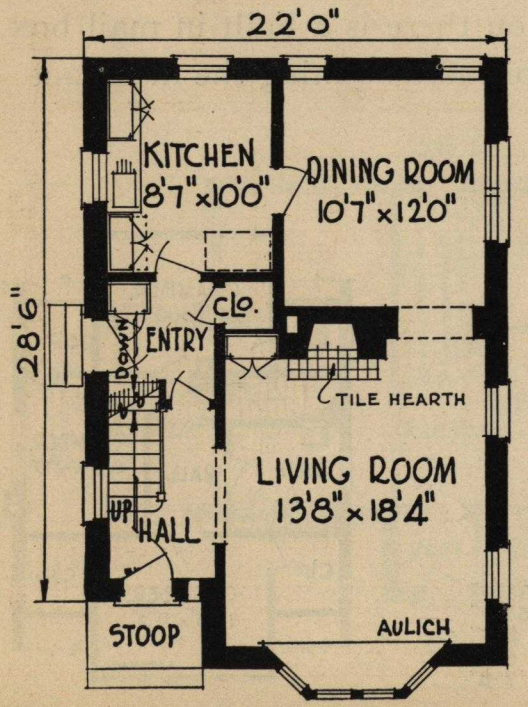
Width over all	33' 6"
Depth over all	54' 9"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

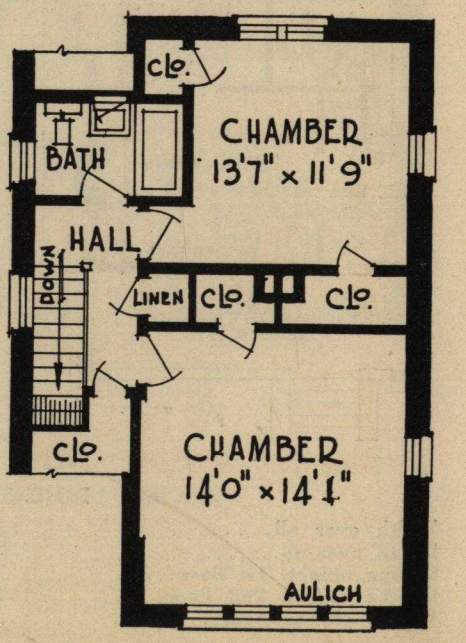
Size 22'0" x 32'0"

"The AULICH"

5 Rooms and Bath

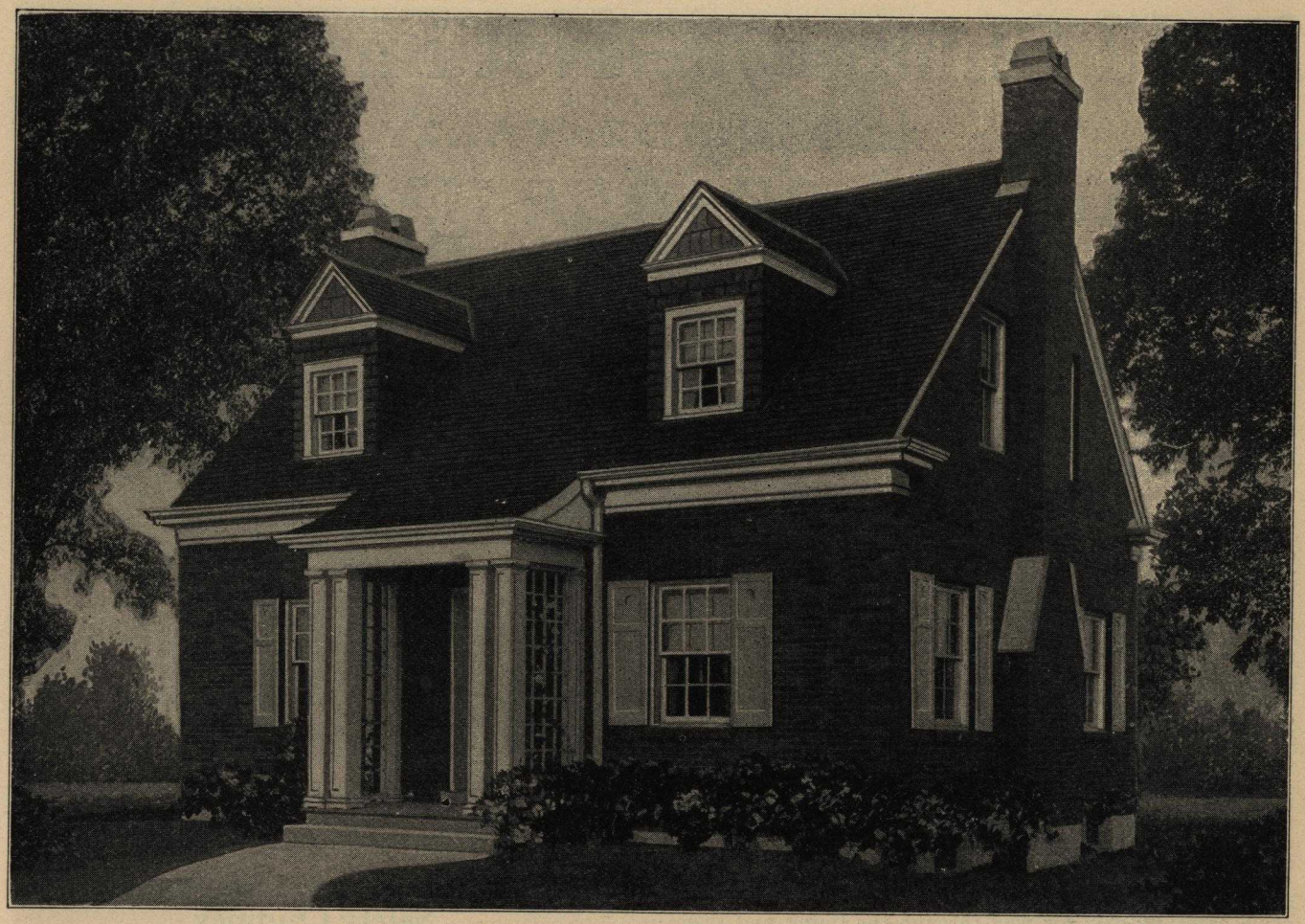
DURABLE, beautiful, practical, and economical, the "Aulich" has all to be desired in a medium priced home. The living room with its tile hearth and wide bay, contains infinite pleasure. There are many thoughtful features; such as a linen closet, and a built in mail box. Built of Face Brick.





DIMENSIONS

Width over all	26' 0"
Depth over all	36' 6"
Ceiling, 1st floor	8' 6"
Ceiling, 2nd floor	8' 6"
Height of basement	7' 0"

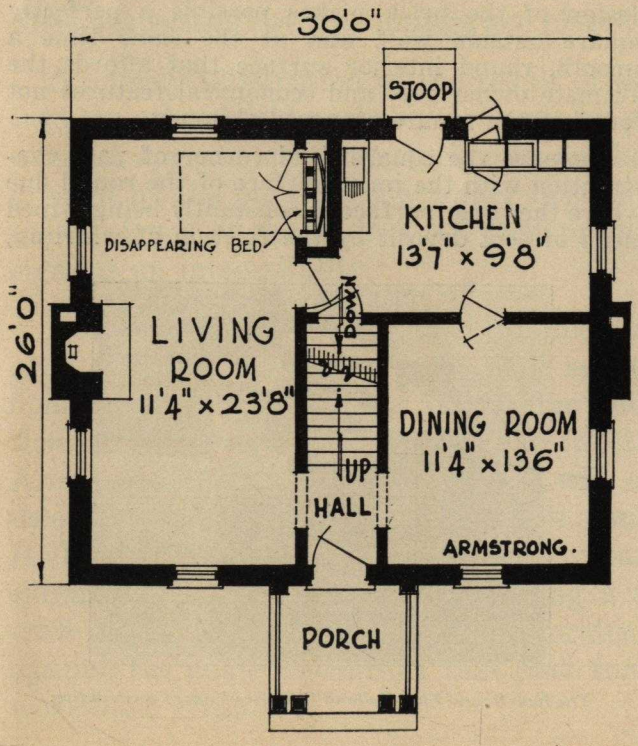


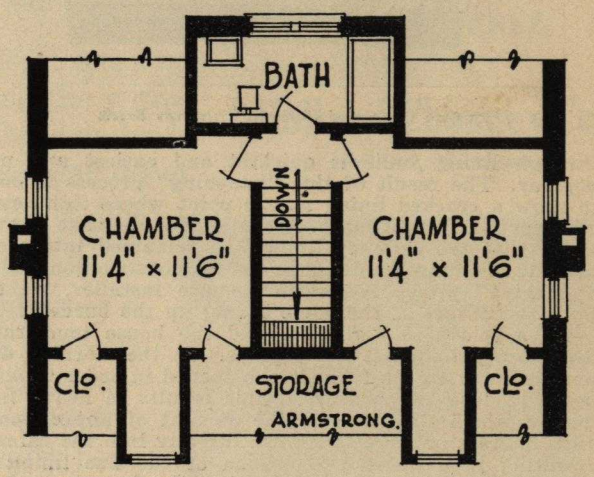
Size 30'0" x 26'0"

"The ARMSTRONG"

5 Rooms and Bath

THE "Armstrong" expresses strength and beauty in every line. Solid 13" brick walls with face brick for exterior. The convenience of a disappearing bed in the living room is a pleasing feature. The ample storage room upstairs should be particularly noted.





DIMENSIONS

Width over all	32' 0"
Depth over all	38' 6"
Ceiling height, 1st floor	8' 6"
Ceiling height, 2nd floor	8' 0"
Height of basement	7' 0"

Build Chimneys—Not Fire-Traps!

AND INCIDENTALLY

SAVE 25% OF YOUR FUEL BILL

The Truth About Flue Lining

as told by the

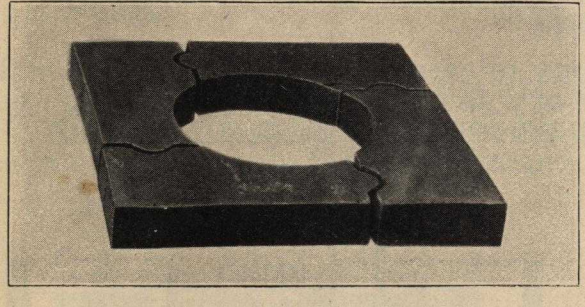
Official Publication of the Building and Loan Associations of America

"To understand clearly the exact reason back of the terrifying losses both in lives and property, to say nothing of the untold grief and discomfort the home owner has had to bear, let us analyze past forms of chimney construction that have in the majority of cases been 8x12 type lined with flue lining.

Flue lining was a hoped for improvement over past evils and was first offered years ago. No general improvement has been made in its quality since its introduction. Not until public pressure came into the picture were the actual facts surrounding the addition of flue lining in chimneys analyzed. Fire clay flue lining is at least a brittle, cumbersome unit, often warped and not true, that does not thrive or improve in value during the delivery to the job. The chance of breakage in the loading and unloading of this lining is generally recognized. Also there is very little fire clay flue lining manufactured and distributed, and clays of inferior quality are very generally used.

Next we have the problem of actual construction. This is difficult for the builder due to the irregularities of the flue lining, which due to the process of manufacture, cannot be brought through true so that one lining will stand squarely on another.

Next the furnace installer must make an opening into the chimney wall for the smoke pipe of the furnace. He could carefully chip his way through the lining and then cement the opening, but in this case "punching" his way

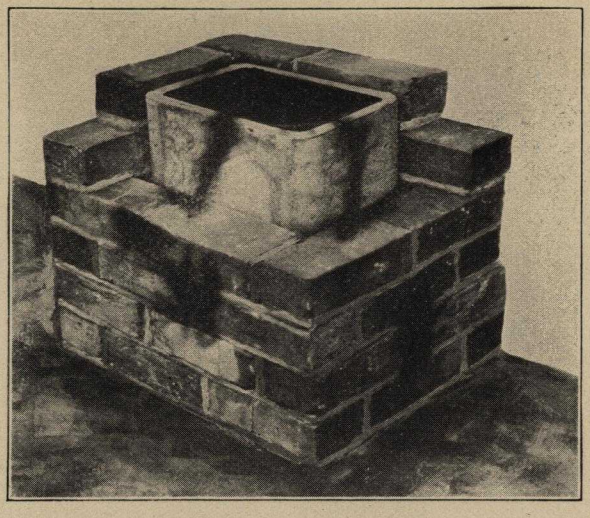


One Course of Holland Chimney Brick

through lining walls is quickest and easiest and more popular. The result of this "punching" process is bound to show a cracked lining at one point where tightness in construction is most vital. Assuming for the sake of argument, that the chimney lining has remained intact even after the loading, hauling, unloading, construction and the "punching" process of some furnace installer, we then find the furnace of the home taking up the burden.

On a cold zero night, we find the house temperature drop to approximately 50 degrees. In the morning draft and dampers on the furnace are opened in order to obtain desired house temperature. This results in heavy firing during which time heat in the amount of approximately 1000 degrees or more is thrown directly into the chimney, resulting in a marked expansion of the flue lining followed by contraction of lining when the furnace cools off. Continuous heating and cooling will take the life out of the average flue lining and cause it to break down.

Soot, almost pure carbon, lodges in the corners of the square flue lining construction constantly paving the way for another damaging chimney fire. Masses of soot deposit cling to the corner walls and may momentarily ignite from a spark from the furnace and burst into a roaring fire, and in turn will find its way through cracked flue lining into the roof line or attic of the house."

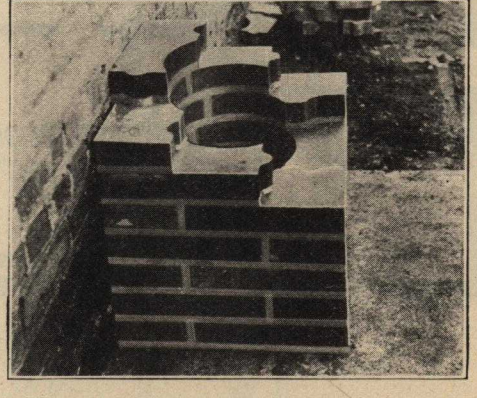


Heavy Furnace Firing Will Crack Down Flue Lining as Pictured Above

The New Round Flue Holland Safety Chimney

The new chimney is constructed with four specially designed brick, each interchangeable and geometrically correct. Three sizes of flue are possible, the 8″, 9″ and 10″. These three sizes take care of practically any demand in residential work. Regardless of the size of flue, one joint only to a side is found and the interlocked joint prevents any leakage of sparks or gases. The design of the brick makes possible a perfectly square outside wall, and at the same time a smooth, round interior surface that affords the ultimate owner safe and economical features not found in the square cornered chimney.

Compare the square dead corner of past construction with the inner surface of the round flue where the inner surface is constantly being wiped clean of soot deposit by the friction of whirling,



The New Round Flue Holland Chimney Under Construction

"Corbelling"—Showing Mason Bringing Fireplace Flue Over to Meet Furnace Flue

ascending gases. Because of this friction, soot cannot collect, and where you have no soot collection, you can have no cause for chimney fires. The gases follow the exact path of the interior chimney wall in the Holland Safety Chimney construction, and without back drafts or eddy currents follow the interior surface in a whirling, ascending column of warm air. Engineers agree that the new round flue Holland Safety Chimney will within a comparatively short time become exclusively standard equipment nationally.

Interflue Seepage impossible with Holland Chimney Brick

Probably one of the greatest causes for a lack of efficiency in double flue construction with past materials has been the fact that gases from the furnace flue found openings for seepage into the fireplace flue. This is not hard to understand when we realize that in the majority of cases no brick work is used between flues but rather two flue linings are placed side by side.

A homely illustration of the result of seepage from one flue into the other could probably be made by puncturing the wrapping of a cigar and attempting to smoke it. The sub-draft created by the punctured wrapper is sufficient to so tear down the efficiency of the main draft that proper smoking of the cigar is an impossibility.

Now in the new round flue Holland Safety Chimney a solid wall of brick masonry 8″ wide separates the furnace flue from the fireplace flue. Each flue under this construction is a positively separate unit and functions individually. Architects, contractors or engineers will emphatically bear us out when we state that this feature alone would place the Holland chimney on a plane far above any other type of chimney construction. When building a double flue, build with the Holland chimney brick and protect the home owner against the home discomfort that past forms of double flue work have given him.

Sweeping Public Approval

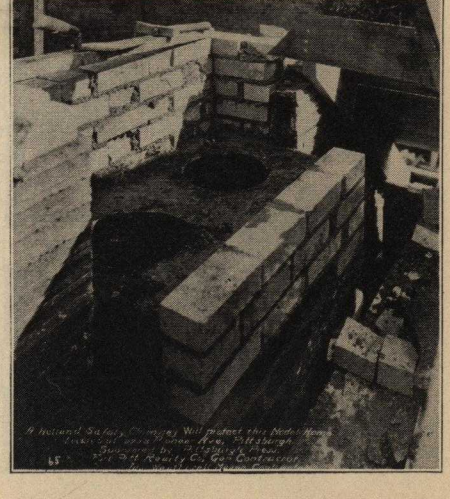
The new round flue Holland Safety Chimney has been presented in practically every important city in the midwest and near east. It has been presented to State Boards, Fire Prevention Departments, Architectural Bureaus, etc., and without exception in those cities in which the construction has been analyzed, sweeping endorsements follow. For example, we have on file letters (copies of which we would consider it a privilege to send you) from building departments, or other equally important sources from such cities as Chicago, Indianapolis, Cleveland, Columbus, Cincinnati, Milwaukee, State of Illinois, Buffalo, N. Y., Pittsburgh, Pa., and other equally important points.

Then again, because of the sensational acceptance of this product, trade papers such as the American Builder, Building Age & National Builder, American Artisan, Fire Protection Service, Building Association News, Building Materials, Building Supply News, Brick & Clay Record, Michigan Contractor, Building Witness, and many other similar publications have seen fit to give us space up to three pages of their valuable editorial space in the enthusiastic discussion of this solution to past residential chimney evils. Copies of these magazines, too, are on file in our office and a two cent stamp with a request for them will bring them to you in the first mail.

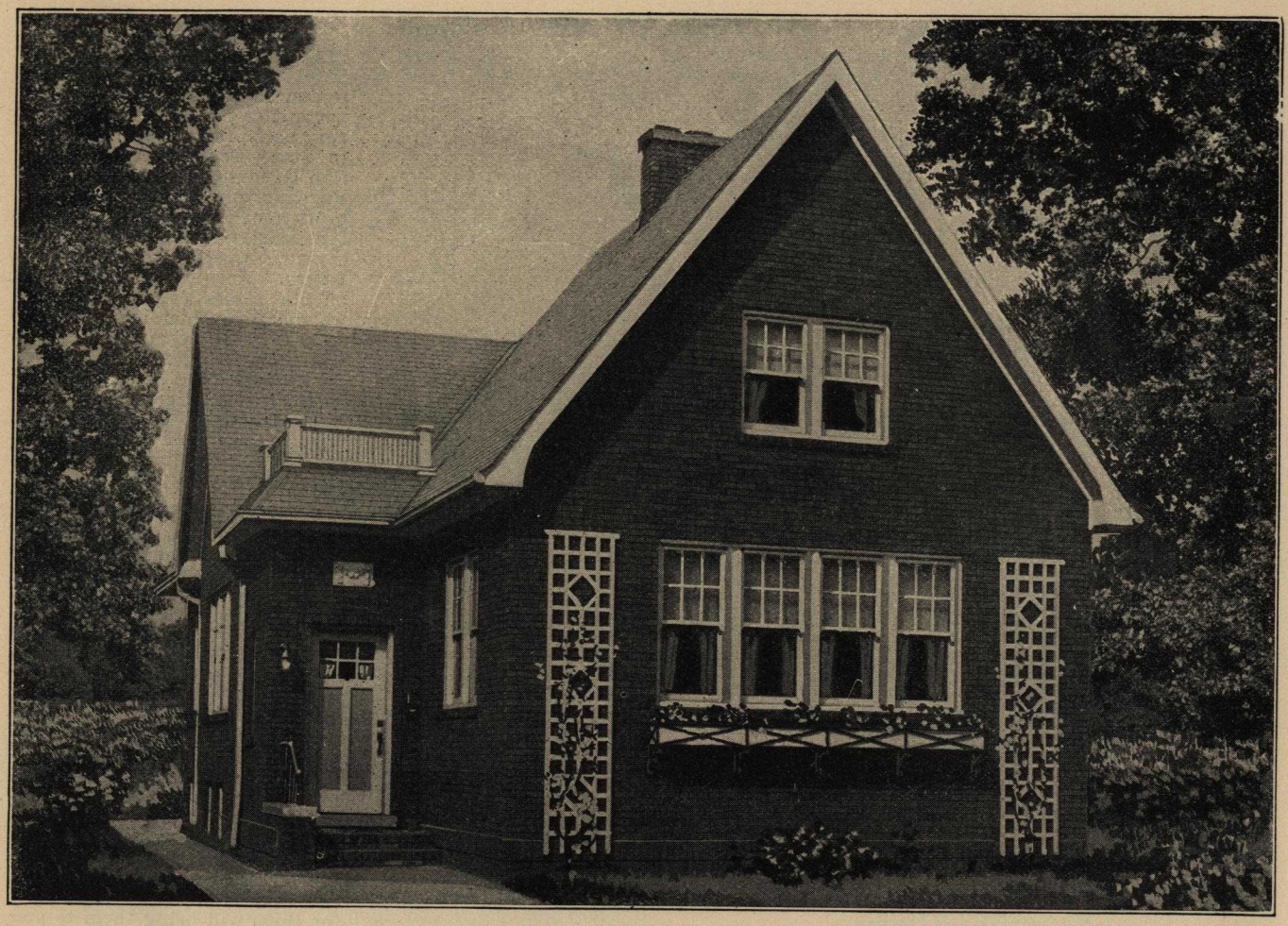
If you will refer to page 116 of the Plan Book, you will find the new round flue Holland Safety Chimney specified and the plan drawing will give you some conception of the safety, efficiency and economy of this new chimney construction.

JAMES DE PREE,
General Manager

Holland Chimney Co.
Holland, Michigan



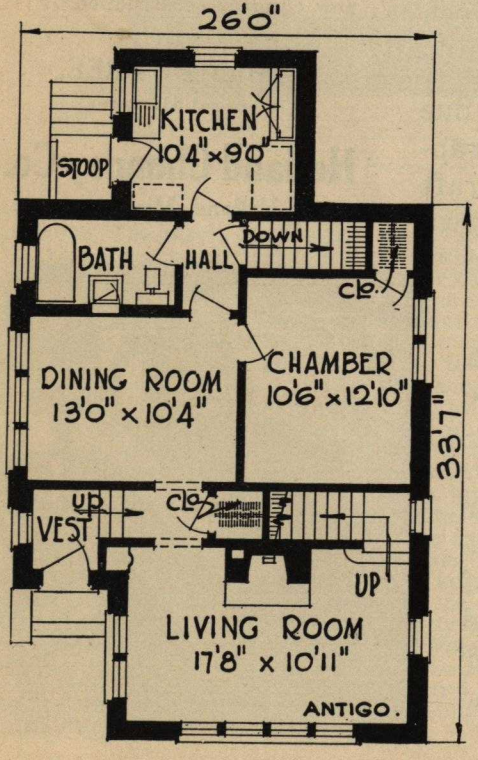
If you will refer to page 131



Size 26'0" x 41'1"

"The ANTIGO"

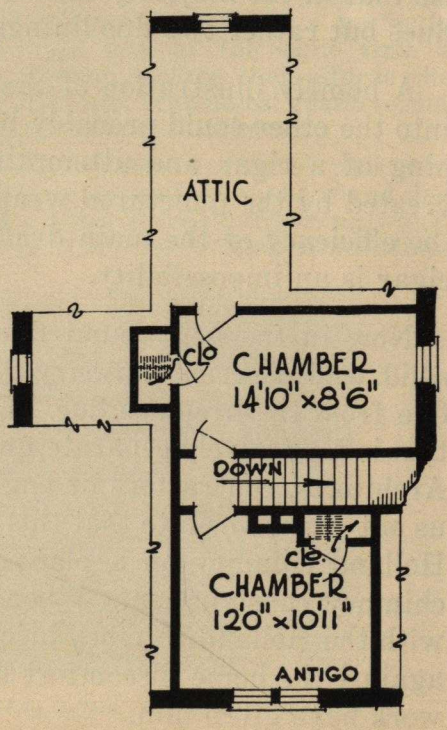
6 Rooms and Bath

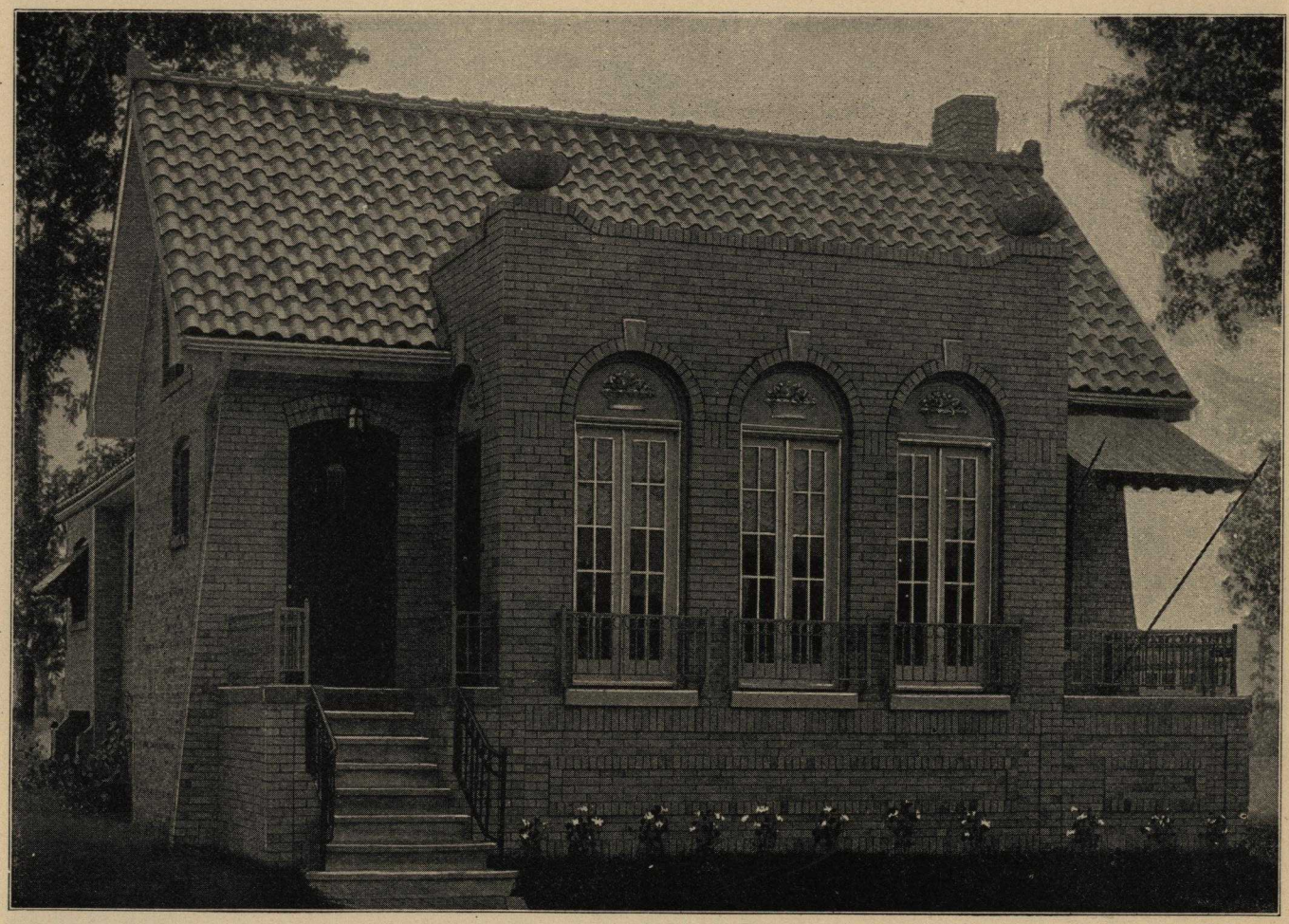


A HOME designed for comfort as well as beauty. The side entrance with deck above, trellises and flower box, relieve the plain lines of this home. The 13-inch brick walls with face brick outside insure durability. Inside we find six large rooms wth many modern utilities such as space-saving closet fixtures, telephone cabinet, medicine case and kitchen cabinets, all of which will be appreciated by the housekeeper.

DIMENSIONS

Width over all	**29' 6"**
Depth over all	**46' 6"**
Ceiling height, 1st floor	**8' 6"**
Ceiling height, 2nd floor	**8' 0"**
Height of basement	**7' 0"**

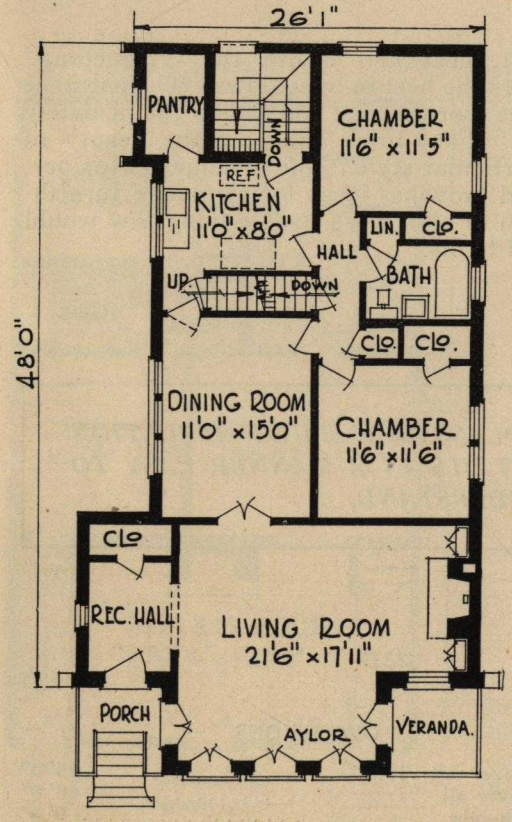




Size 30'0" x 54'6"

"The AYLOR"

5 Rooms and Bath



"VERY attractive" is the exclamation of the passerby. Rich in artistic detail, it is constructed so as to present a magnificent and harmonious home. The living room is a dream. Look at the floor plan and visualize the beautiful interior. Your imagination will give you some suggestion of its splendor.

FACE BRICK, FRONT WALLS, COMMON BRICK REAR AND SIDE WALLS AND SPANISH TILE FOR ROOF ARE ALL BLENDED INTO A PERMANENT STRUCTURE. SEE PLANS.

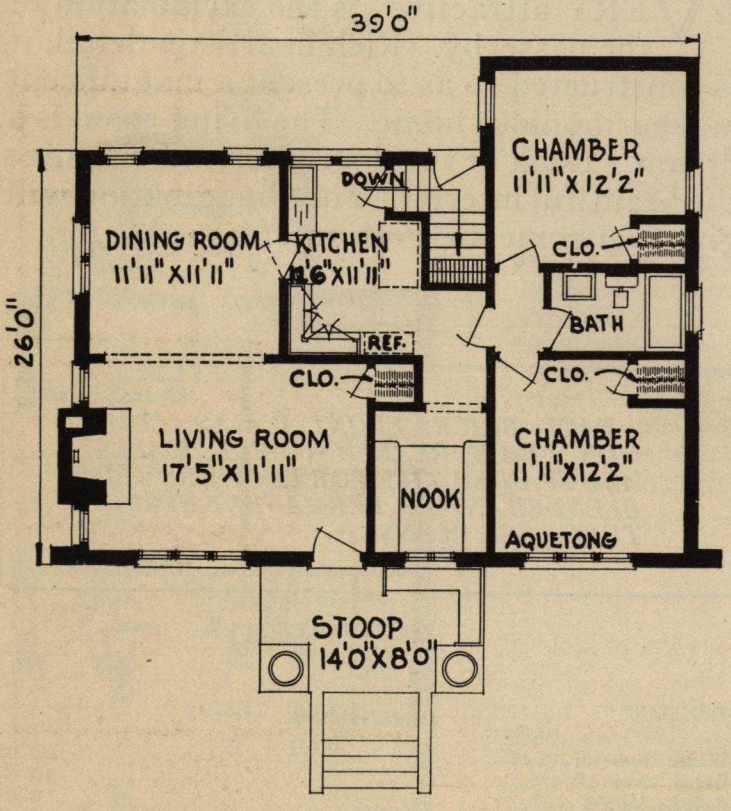
DIMENSIONS

Width over all	33' 0"
Depth over all	56' 6"
Ceiling height	9' 0"
Height of basement	7' 0"

Size 39'0" x 32'0"

"The AQUETONG"

5 Rooms, Bath and Dining Nook



TRIM, neat and stylish the "Acquetong" offers the best in bungalows. The entrance with its corner seat on stoop immediately charms. Face brick enhances the beauty of this particular style. The arrangement is perfect and provokes ideas for attractive furnishing. All in all a more livable bungalow would be hard to find.

PLANS GIVE ALL CONSTRUCTION DETAILS IN A MANNER EASY TO UNDERSTAND.

DIMENSIONS

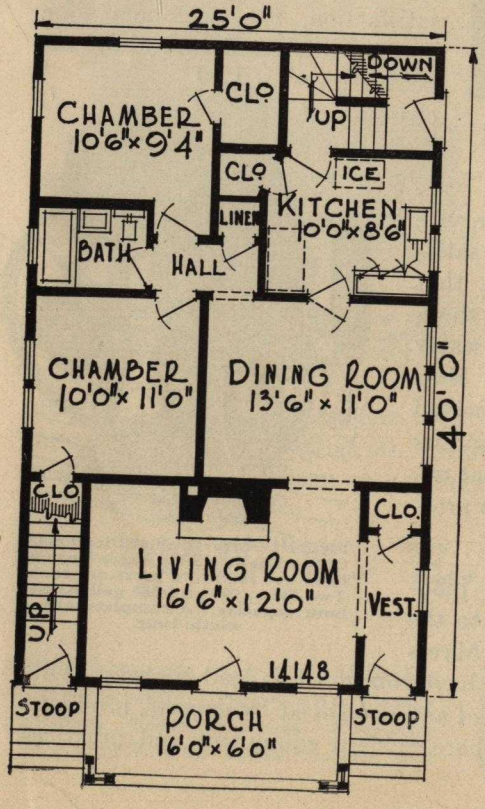
Width over all	**45' 0"**
Depth over all	**48' 6"**
Ceiling height	**9' 0"**
Height of basement	**7' 0"**

Size 25′ 0″x40′ 0″

Design 14148-B

Two Apartments

Each Floor Has 5 Rooms and Bath

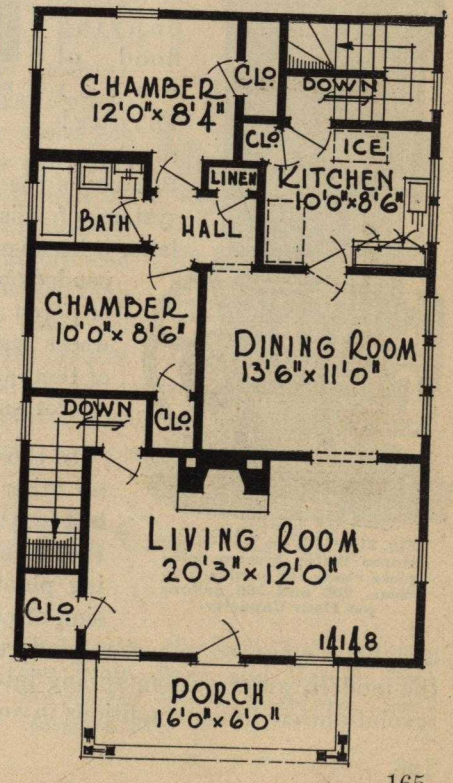


THIS modern design is very attractive and possesses an inviting hospitality so much admired. The desirable arrangement of both apartments makes it a fine investment. A veranda for each family and the well arranged sleeping rooms are always liked by tenants.

Bear in mind that economy in building is based on one general principal —use the correct material for a certain purpose— no more—no less.

DIMENSIONS

Width over all	28 ft.
Depth over all	50 ft.
Ceiling height, 1st floor	8 ft. 8 in.
Ceiling height, 2nd floor	8 ft. 8 in.
Height of basement	7 ft.



DEPENDABLE WATER SERVICE
AT LOW COST
For Your Home, Farm or Country Place

By J. C. MYERS, Vice-President
THE F. E. MYERS & BRO. CO., ASHLAND, OHIO

Out where the city water mains come to an abrupt end—Out where suburban and country homes appear like magic over night—is the place where the modern water system with its accompanying conveniences plays an important part in the life of folks who live there.

Not so long ago an elevated tank located in the attic, on the roof, or supported by a tower, was the reservoir from which the water supply for the home flowed by gravity to all parts of the house, surrounding grounds and buildings. But the tank was always becoming empty. Some member of the family had to fill it by pumping the water from the well or cistern. This operation involved considerable labor which was more or less annoying and unsatisfactory. Then too during the winter months when the temperature took a sudden drop, as it frequently does, there was always the possibility of a bursted tank with its accompanying flood of water through the house. Because of the uncertainty of a system of this kind and the labor it involved many folks depended on outside, kitchen or porch pumps for their water supply and most of them used outside toilets for sanitary purposes.

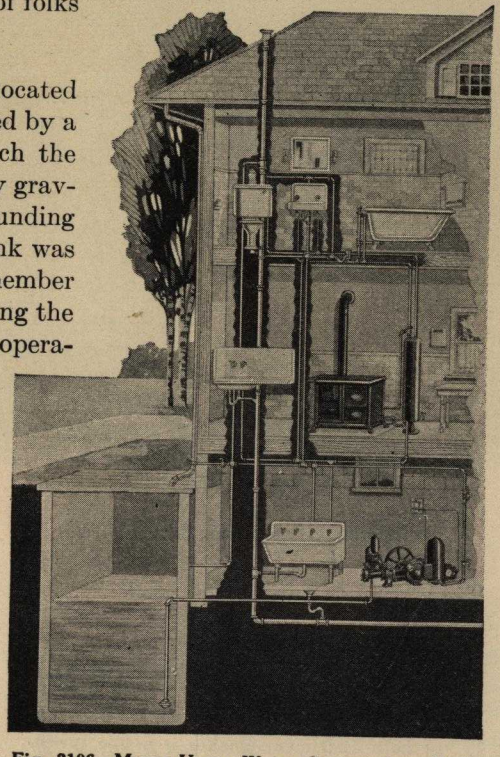


Fig. 2106—Myers Home Water System installed in basement. Myers Water Systems are designed for both inside and outside installation.

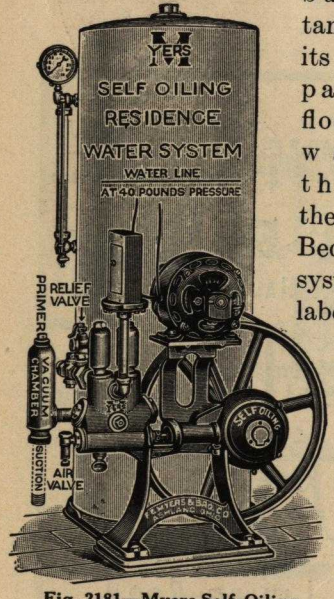


Fig. 2181—Myers Self-Oiling Home Water System complete ready for service. Two Sizes, 200 and 300 gallons per Hour Capacity.

In those days there was no other way than this but with the coming of the home power and lighting plant and the extension of city service power and light wires to suburban and rural communities the modern water system sprang into being and soon revolutionized living conditions in suburban districts.

A pump, a motor, a pressure tank, an automatic switch, fittings and accessories to complete the outfit, assembled and connected with suction line to the well or cistern, and hooked up with service or home power system wires, solved the water problem and placed suburban life on the same plane as city life in as far as modern home conveniences are concerned.

Myers Water Systems were pioneers in this field. Long before many of those who are now manufacturing water systems started operations, Myers Water Systems were being installed and used in suburban and country residences, in cottages and summer homes, and in numerous other places where city water service was not available. Like every other new innovation, the missionary work for introduction had to be carried on. Here and there a water system would be installed. If it gave satisfaction, the neighbors soon became interested and they too became purchasers. If, by chance, trouble developed or the service was not entirely satisfactory, or this, that or the other thing happened, the water system for the time being at least received a "black eye" and its adoption in that vicinity was a slow process.

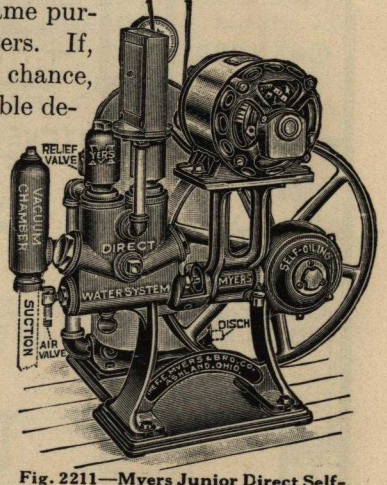


Fig. 2211—Myers Junior Direct Self-Oiling Shallow Well Water System. Does not require a pressuire tank. Two Sizes, 200 and 300 gallons per hour capacity. A complete Automatic Unit.

Through the pioneer stage down to the present time Myers Water Systems have continued to lead the way. Originated, designed and developed by experts, produced in a factory where modern equipment and practices

prevail, distributed, sold and installed by leading dealers, plumbers, contractors and builders throughout this and other lands, they provide dependable water service on a highly economical basis for those who through necessity or by choice reside in districts where the city water main has not as yet penetrated.

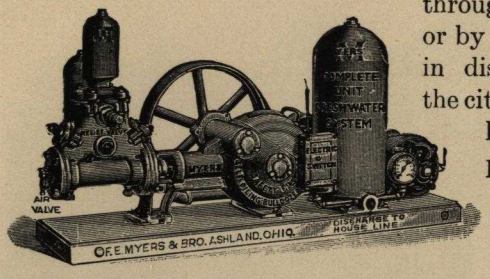


Fig. 1930—Myers Self-Oiling Shallow Well Direct Water System. Does not require a Pressure Tank. Capacity 450 gallons per hour. Has sufficient volume to supply a Gem Nozzle for sprinkling and similar service. A complete Automatic Unit.

But this is not quite all of the story. Many problems and conditions had to be met and solved before water systems would prove universally satisfactory. Perhaps your neighbor who lives across the street uses again as much water as you do every twenty-four hours—perhaps you pump your water from a shallow well or cistern while he has a deep well from which his daily water supply must be obtained—perhaps you prefer a water system with a pressure tank while your friend demands a system that pumps the water direct to the faucets without using a pressure tank—perhaps you desire a water system with sufficient volume to permit of sprinkling, washing the car, watering stock, fire fighting and similar uses while he is not interested in this service at all. And so the demand goes with a new problem or a different condition to be met and overcome with a type or style of pump that will successfully render the service required of it.

Fig. 2253—Myers Self-Oiling Deep Well Water System. Does not require a pressure tank Capacity up to 450 gallons per hour according to size of lower cylinder used. A complete Automatic Unit.

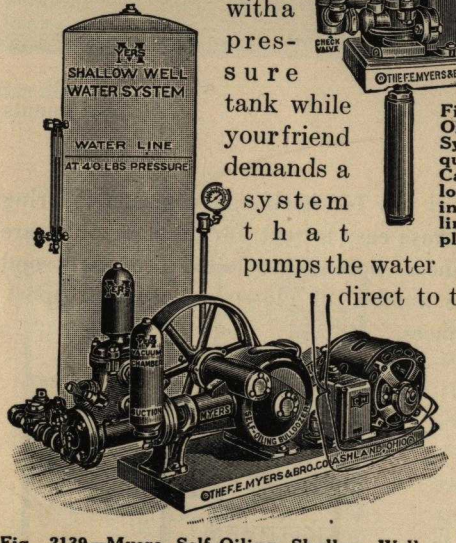


Fig. 2139—Myers Self-Oiling Shallow Well Water System. Complete ready to connect up with power and water lines. Capacity up to 1000 gallons per hour.

It will readily be seen that one or two types of pumps cannot be expected to meet such widely varying conditions. Installation—depth—volume—operation—upkeep and maintenance—uniform, long time service—enter into every water system sale, and all of them have been considered in the development of the complete line of Myers Water Systems for every purpose. Myers Water Systems are now built in a sufficient range of proven styles and sizes for every requirement up to nine thousand gallons per hour. Shallow or deep service—inside or outside installation—hand, wind, engine or motor power—elevated or pressure tanks—complete units ready to install—separate pumps for use with any type of tank—cylinders in all standard sizes—are a part of the Myers line, a few of the more popular styles of which are illustrated on this and the opposite page.

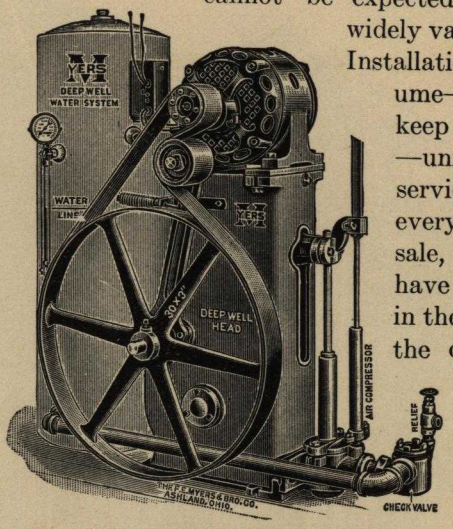


Fig. 2320 Myers Self-Oiling Deep Well Water System. Capacity up to 650 gallons per hour. A complete Automatic Unit.

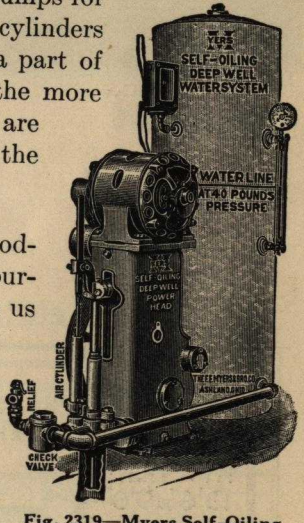
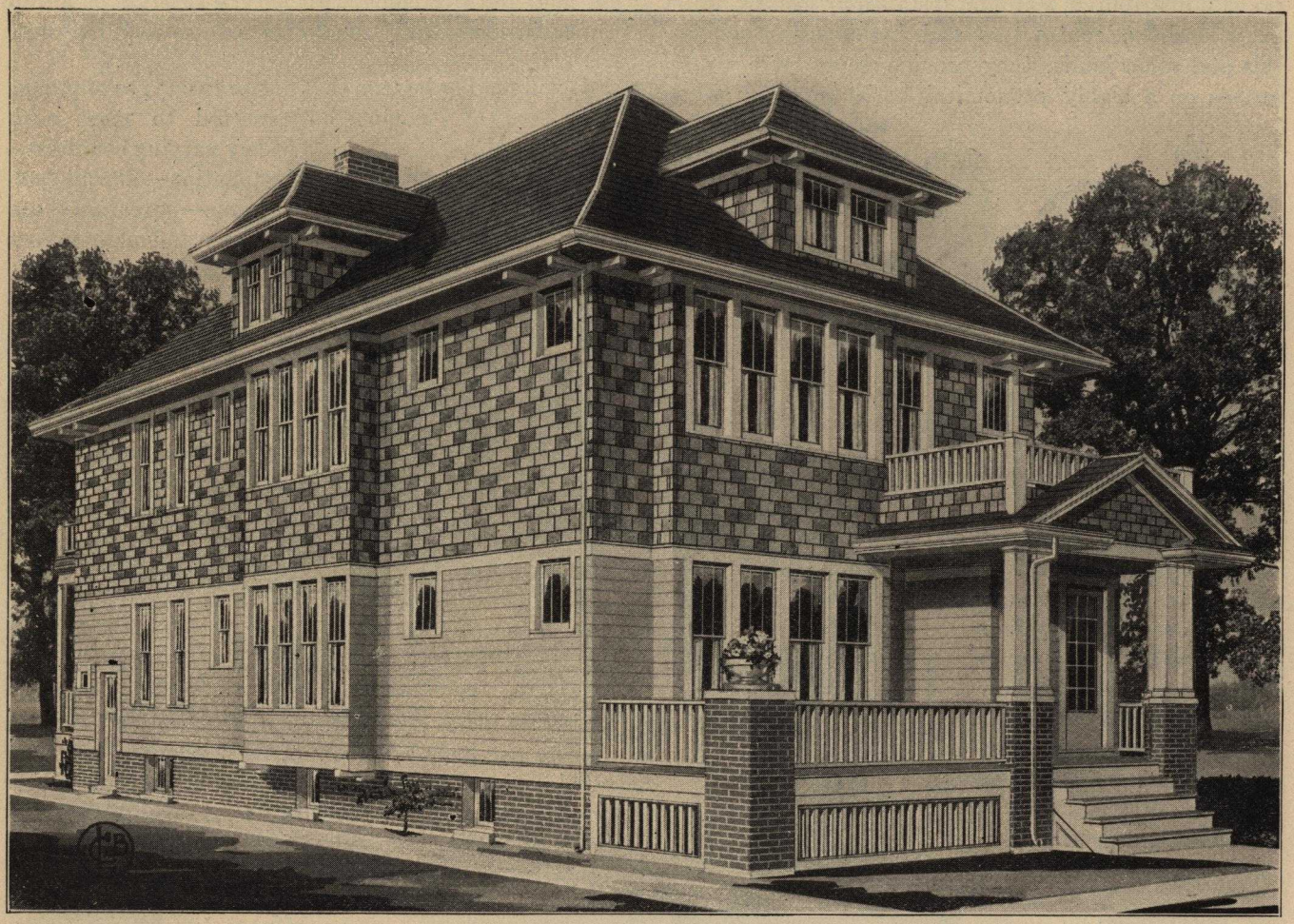


Fig. 2319—Myers Self-Oiling Deep Well Water System. Capacity up to 450 gallons per hour according to size of lower cylinder. A complete Automatic Unit.

If you are interested in modern water facilities for any purpose, we invite you to write us for catalog and information. Our Service Department is ready to assist you with your water problems without any obligation on your part. Leading dealers, plumbers, contractors and builders, one of whom may be located near you, sell and install Myers Water Systems. We will be glad to send you the name of our dealer in your locality. Dealers and others allied with the building trade, write us for catalog and prices.

THE F. E. MYERS & BRO. CO.
ASHLAND, OHIO

Manufacturers since 1870 of Myers "Honor-Bilt" Hand and Power Pumps, Water Systems, Pumping Jacks, Cylinders, Spray Pumps and Accessories, Hay and Grain Unloading Tools, Barn and Garage Door Hangers, Store Ladders, Gate Hangers, Etc.



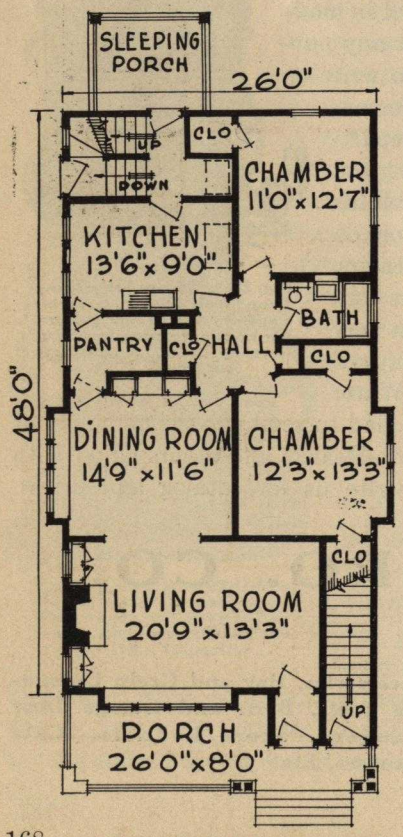
Size 26′ 0″x48′ 0″

Design 12688-B

Each Floor Has 5 Rooms and Bath

Two Apartments

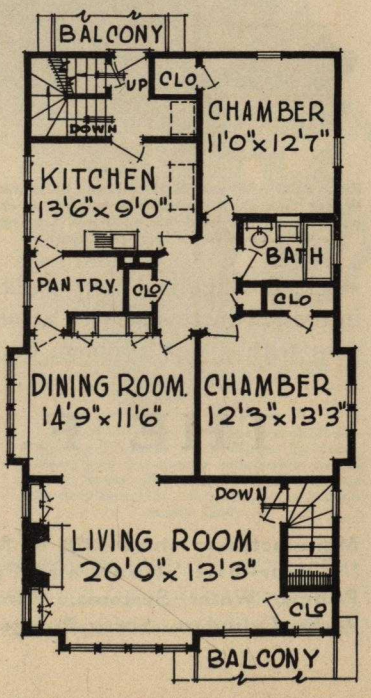
AN apartment like this design will pay for itself and continue to bring in returns long afterwards. Always easy to rent, for the floor plans are excellent, with their separate entrances, porches, secluded bedrooms, and abundance of windows. Notice the number of closets, unusual in apartments, and the protected rear entrances.



DIMENSIONS

Width over all	**31 ft. 6 in.**
Depth over all	**68 ft.**
Ceiling height, 1st floor	**9 ft.**
Ceiling height, 2nd floor	**9 ft.**
Height of basement	**7 ft.**

Few individuals who design their own homes know how to arrive at the cost of material and labor. We stand ready to aid you in all matters pertaining to costs of materials and erection.

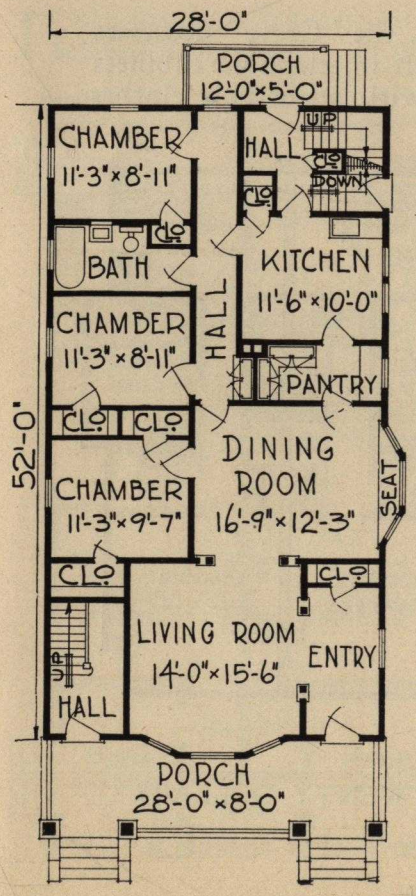


Size 28′ 0″x52′ ″0

Design 12454-B

Each Floor Has 6 Rooms and Bath

Two Apartments



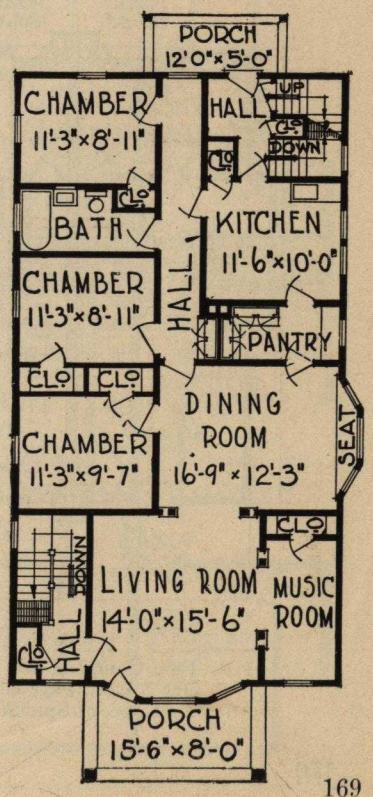
A WELL planned home for two families which, on account of its harmonious and attractive design, is suitable to any good neighborhood. The tenants will appreciate the modern and convenient arrangements offered by this apartment. Notice the large well lighted comfortable rooms, the inviting porches, the essential rear porches and the practical rear entrances.

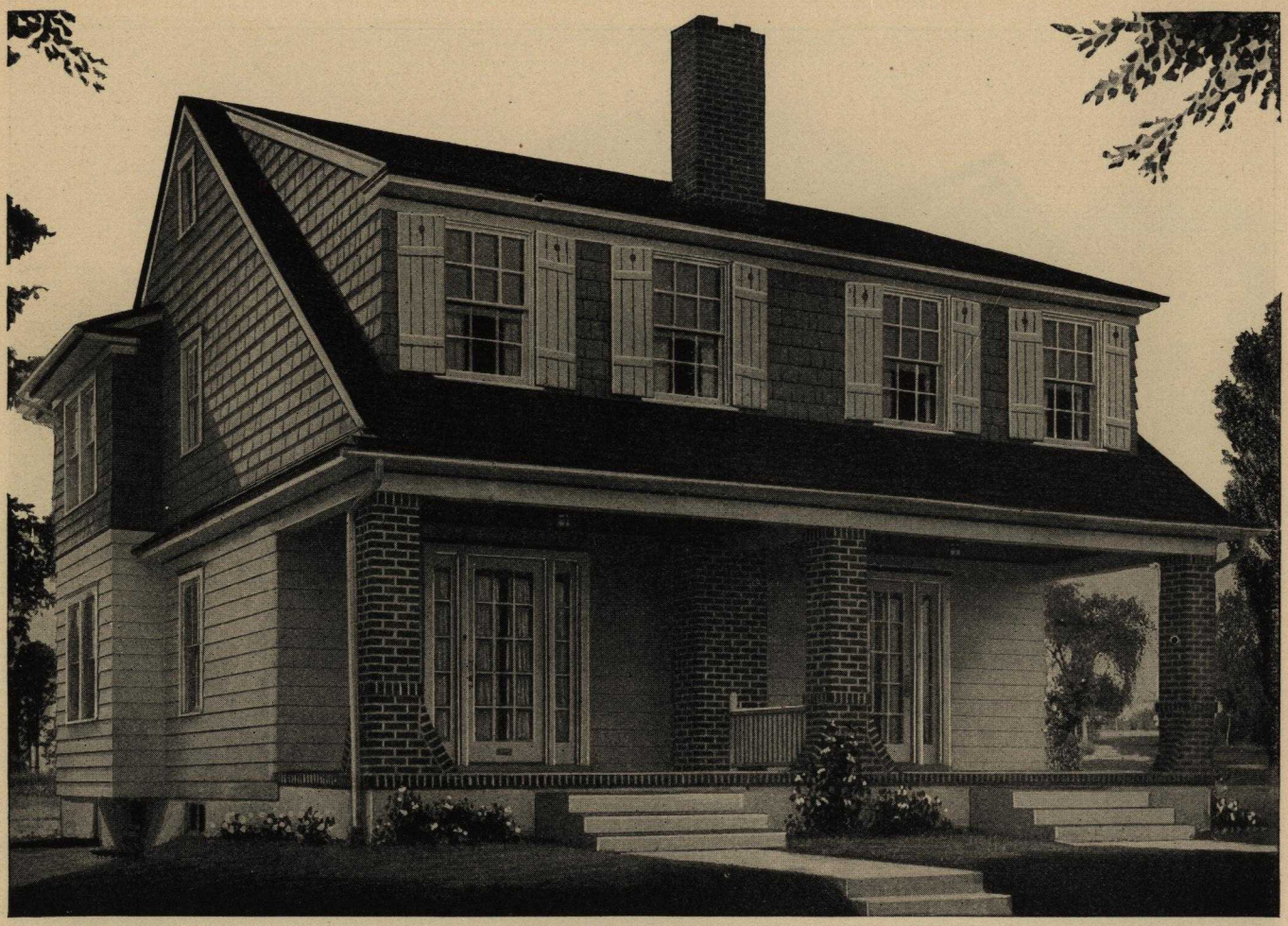
DIMENSIONS

Width over all	**33 ft. 6 in.**
Depth over all	**70 ft.**
Ceiling height, 1st floor	**8 ft. 8 in.**
Ceiling height, 2nd floor	**8 ft. 8 in.**
Height of basement	**7 ft.**

Before You Build

Come in and talk the matter over with us. We will give you real, practical help and suggestions that will make the work less expensive for you.



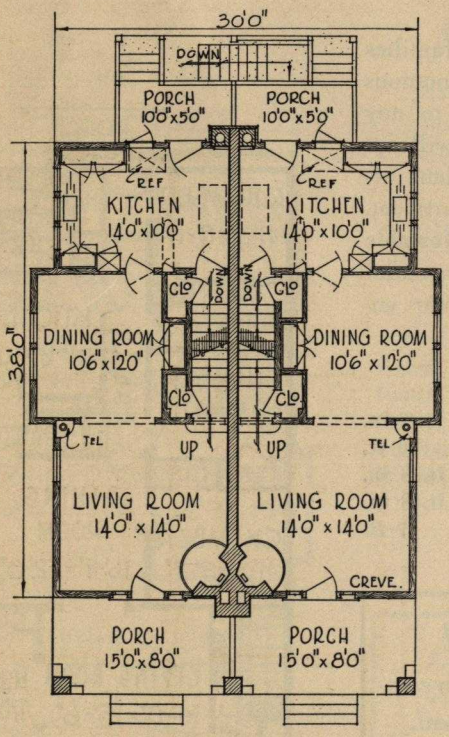


Size 30'0" x 38'0"

Two-Family Home

The CREVE

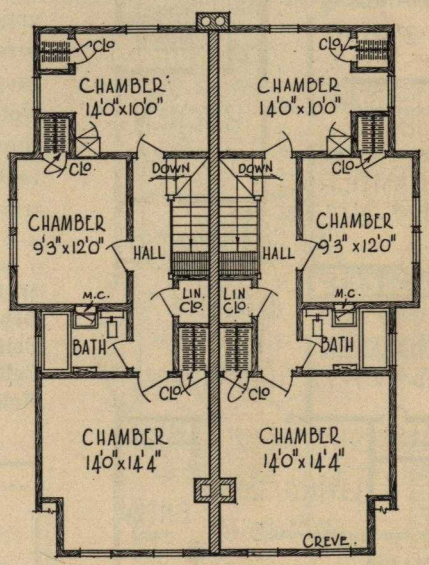
EACH FAMILY HAS 6 ROOMS AND BATH



SINGULAR in appearance, the "Creve" possesses a beauty all its own. Built-in telephone cabinets and plenty of closet space with adjustable clothes hangers are found in both apartments. A two family home with all the advantages of an individual home.

DIMENSIONS

Width over all	37' 0"
Depth over all	59' 0"
Ceiling height, first floor	8' 6"
Ceiling height, second floor	8' 0"
Height of basement	7' 0"



Two Complete Sets Blue-Print Working Plans
One Sixteen Page Classified Guide for Listing Materials
Two Sets of Specifications and Two Blank Contract Forms

TWENTY DOLLARS

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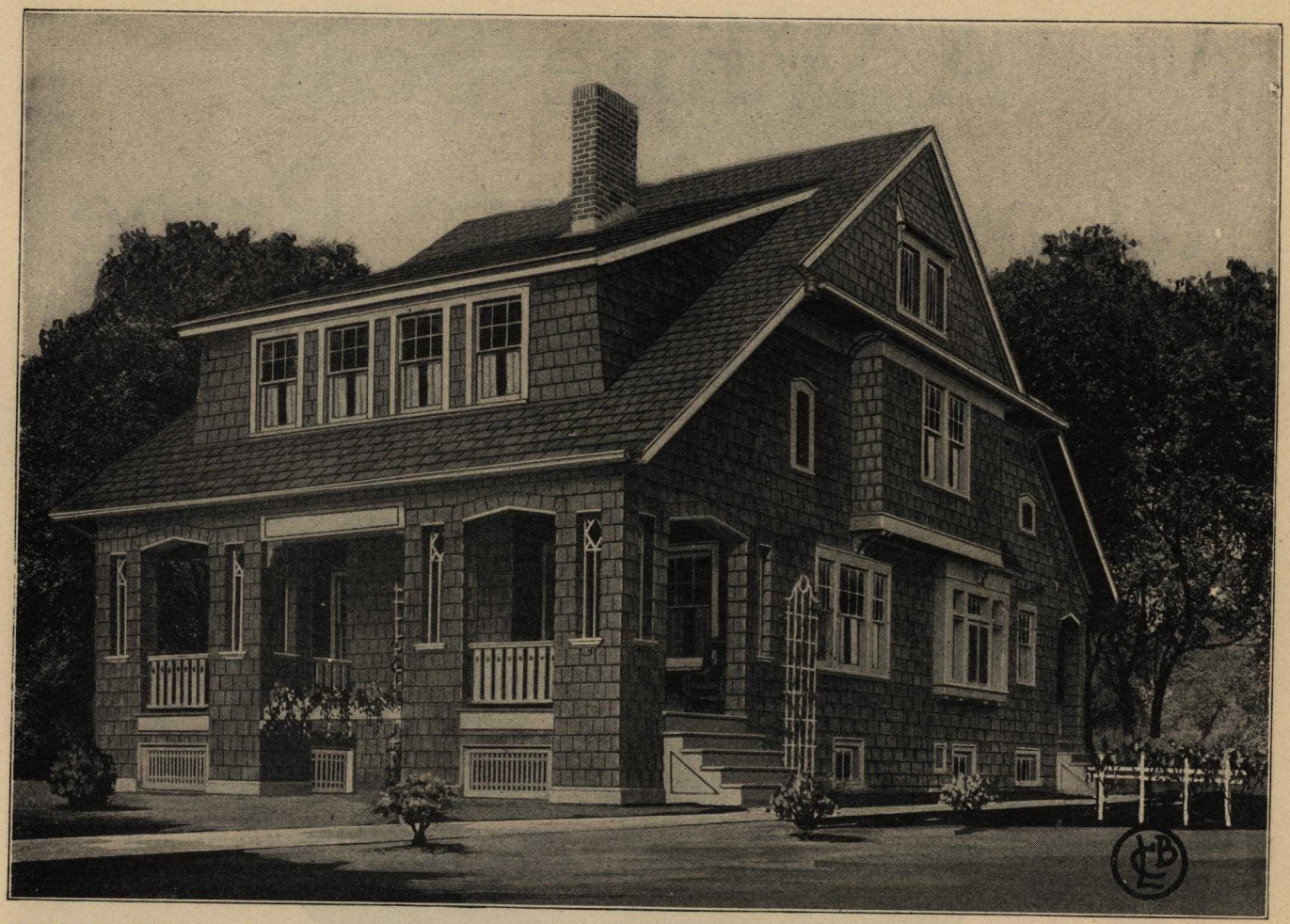
HOME BUILDERS CATALOG CO., *of Chicago*



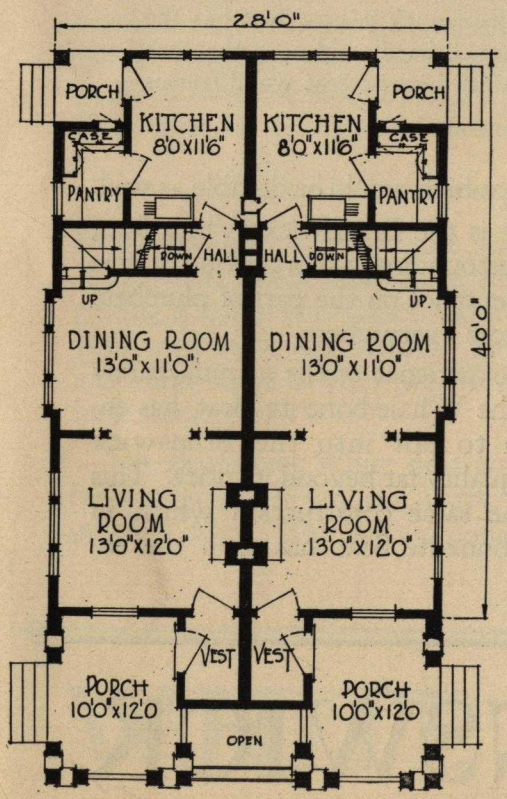
Size 28′ 0″x40′ 0″

Design 14001-B

Each Family Has 6 Rooms and Bath

Two Family House

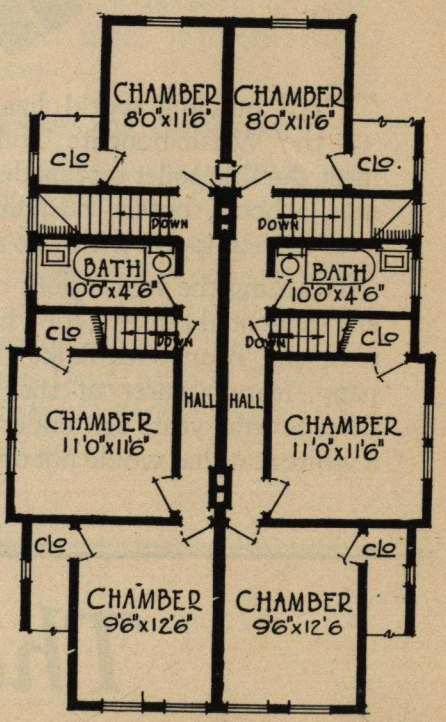
IT IS a pleasure to find such taste and ingenuity in a two-family home. It is surprisingly free from heaviness and bulkiness of appearance. An important consideration is the economy of construction and upkeep. This home offers both.



DIMENSIONS

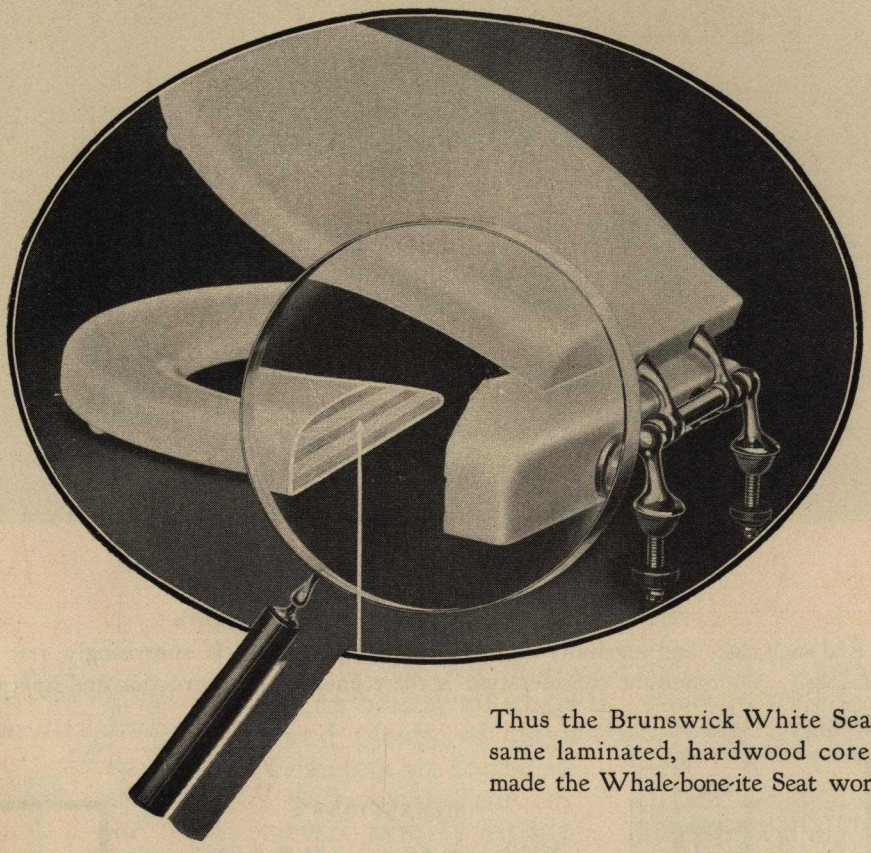
Width over all	**34 ft. 9 in.**
Depth over all	**56 ft.**
Ceiling height, 1st floor	**8 ft. 6 in.**
Ceiling height, 2nd floor	**8 ft. 6 in.**
Height of basement	**7 ft.**

To enjoy the best of happiness and prosperity every man should own his HOME.



A White Seat *at* a Moderate Price

that will give long service



Thus the Brunswick White Seat has the same laminated, hardwood core that has made the Whale-bone-ite Seat world famous

THE building world has long regarded the Whale-bone-ite Toilet Seat as the most durable toilet seat made. Public buildings, schools, hotels, hospitals the country over are equipped with this seat.

Realizing the tremendous demand in modern residential building for a high-grade white seat, the Brunswick-Balke-Collender Company, manufacturer of the Whale-bone-ite Seat, several years ago undertook to perfect a white seat that would not only be supremely beautiful but which would be durable as well.

The result is the Brunswick White Seat, which in an astoundingly short period of time has won acceptance on the part of plumbers and contractors everywhere.

The long experience of the manufacturers in making the Whale-bone-ite Seat has enabled them to put into the Brunswick White seat quality far beyond its price. This seat has the same construction which in the Whale-bone-ite Seat has won the en-

The BRUNSWICK

The Brunswick White Seat is guaranteed for five years. Its glasslike, highly polished Brunsoid surface is the result of long research

dorsement of architects and builders the country over.

Not simply the basic construction but the exterior of the Brunswick White Seat is unusual. This new seat has a glasslike, highly polished Brunsoid surface which is the result of long research...really a remarkable discovery.

Matches other fixtures

In perfecting this surface, the makers of the Brunswick White Seat have succeeded in getting a white seat which exactly matches your own bathroom fixtures. An extremely important detail in your new bathroom is to look attractive.

The Brunswick White Seat is guaranteed for five years. It will not crack, craze, chip or turn color. The heavy, concealed non-fouling hinge is accurately machined and heavily nickel-plated.

Prices of the Brunswick White Seat are remarkably low... only a little more than the very least you would expect to pay. The Brunswick White Seat is made in various designs to meet every need. It fits all standard make of fixtures.

Ask your plumbing contractor

Your plumbing contractor can obtain this seat for you. Ask him to let you see it. Insist on this uniquely modern, high-grade seat and accept no substitute. On request, we'll mail free a beautifully illustrated booklet showing the Brunswick White Seat in various styles. Address Dept. 93, Seat Division, The Brunswick-Balke-Collender Co., 623 S. Wabash Avenue, Chicago.

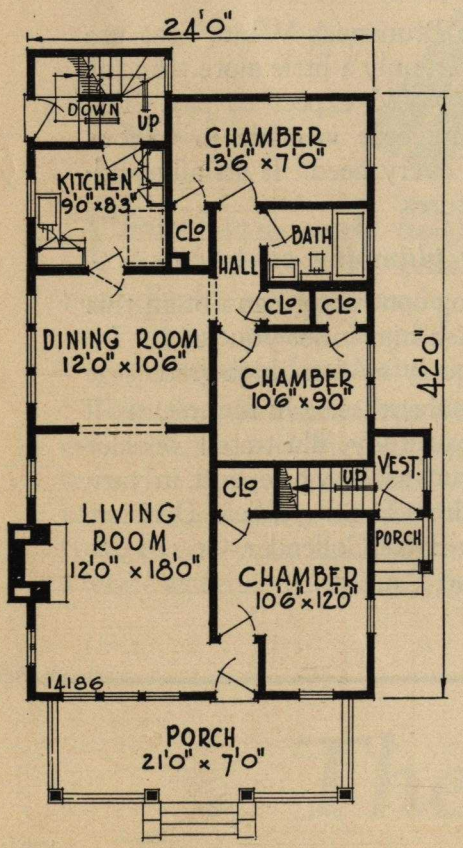
WHITE SEAT

Size 24' 0"x42' 0"

Design 14186-B

Two Apartments

Each Floor Has 6 Rooms and Bath

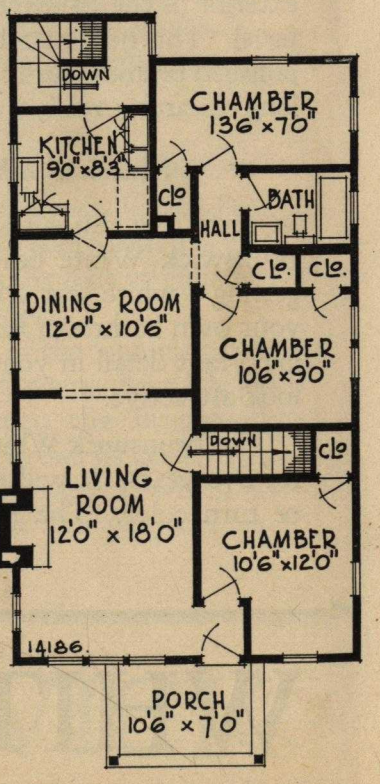


TO meet the present and constantly increasing demand for a two apartment house that can be erected on an average city lot, we present this attractive design. It is a thrifty family who, in building its own home, provides for a tenant to pay taxes and upkeep and, besides, a comfortable profit. To such family this plan has much to recommend it. All rooms are arranged to meet the requirements of the housewife who appreciates convenience and ideal comfort.

Our modern built-in furniture for your kitchen, will save the house-wife hundreds of steps per day.

DIMENSIONS

Width over all	**31 ft.**
Depth over all	**56 ft.**
Ceiling height, 1st floor	**8 ft. 8 in.**
Ceiling height, 2nd floor	**8 ft. 8 in.**
Height of basement	**7 ft.**

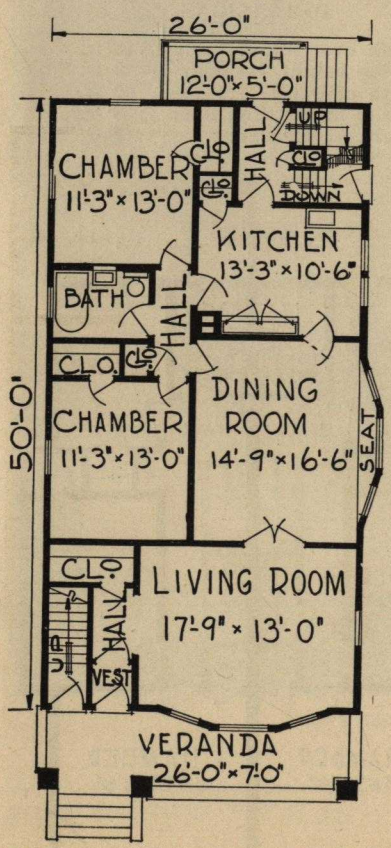


Size 26′ 0″x50′ 0″

Design 12452-B

Each Floor Has 5 Rooms and Bath

Two Apartments

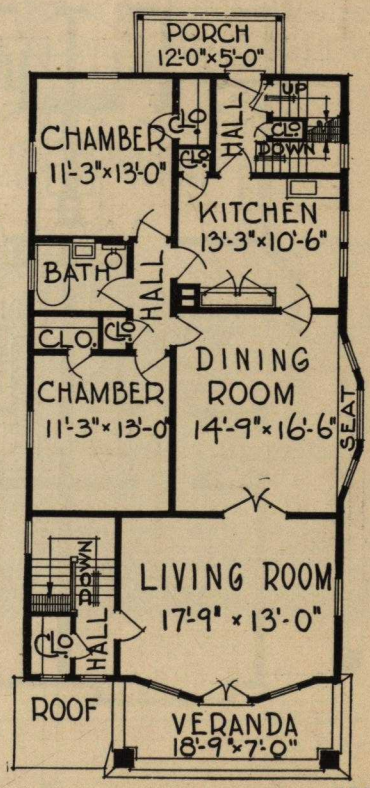


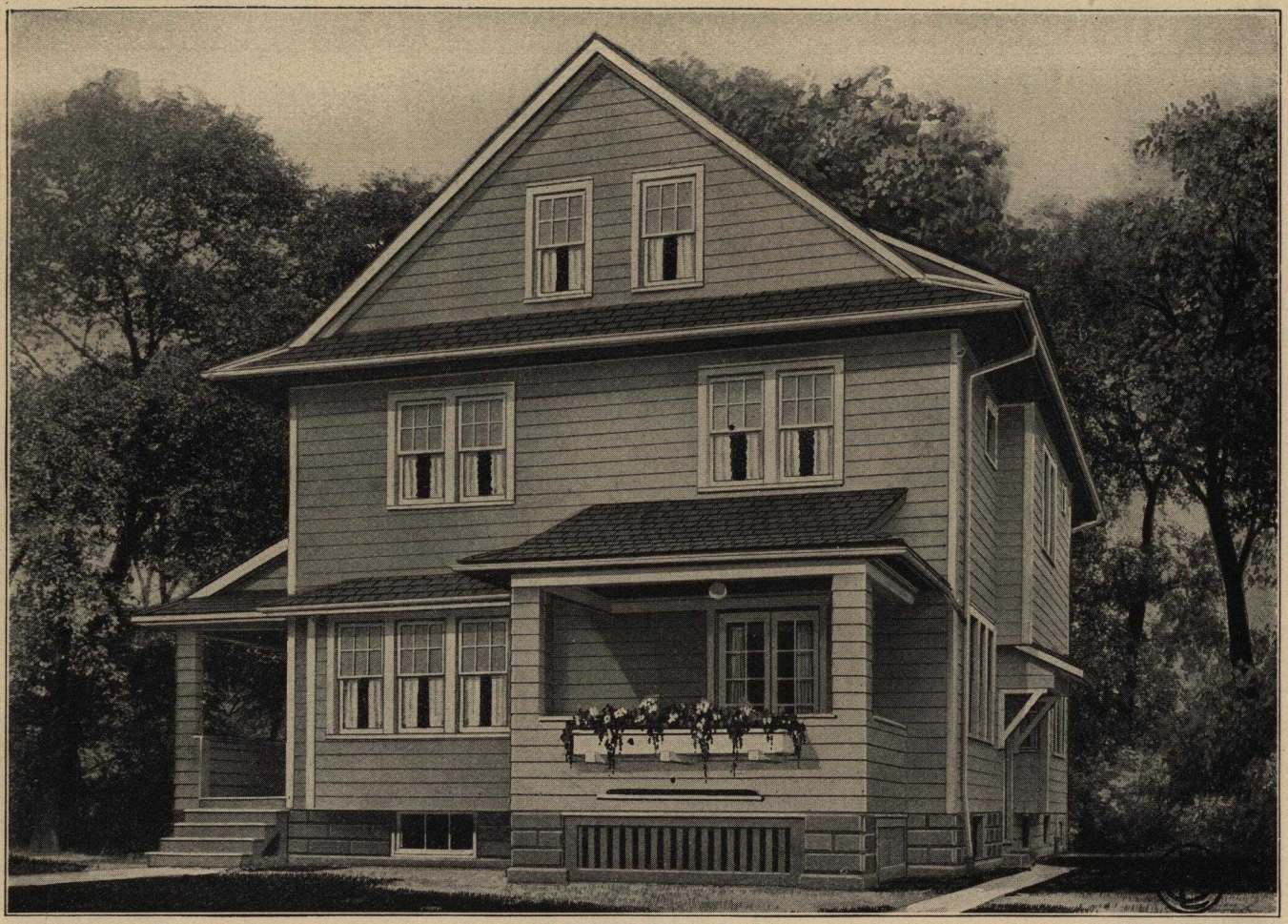
A LARGE porch for each apartment makes this house especially desirable. Plenty of bedrooms and closets certainly appeal to tenants. Notice the convenient bathroom and enclosed rear stairs. Cabinets are provided for the efficient kitchen.

DIMENSIONS

Width over all	**31 ft. 6 in.**
Depth over all	**66 ft.**
Ceiling height, 1st floor	**8 ft. 8 in.**
Ceiling height, 2nd floor	**8 ft. 8 in.**
Height of basement	**7 ft.**

Our building plan service makes it easy as possible for you to own your Home.



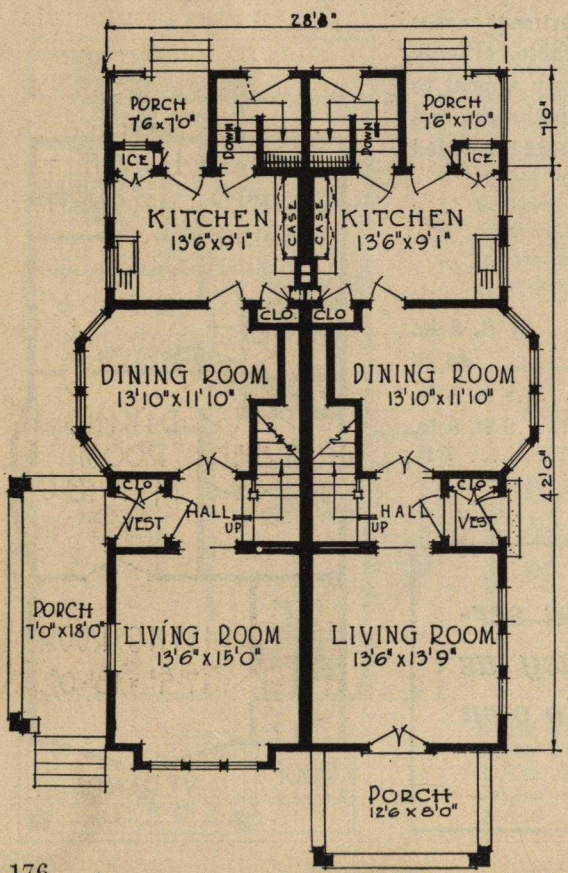


Size 28′ 8″x42′ 0″

Design 14023-B

Two Family House

Each Family Has 6 Rooms and Bath



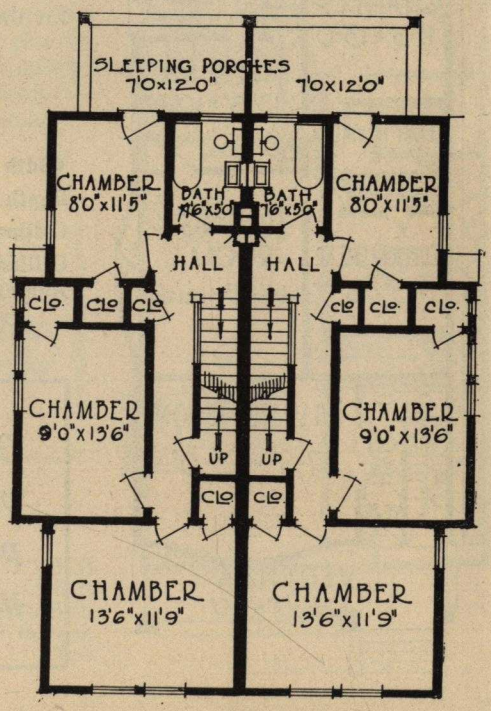
A DOUBLE house with the advantages of two single ones. Separate entrances insure privacy, and the floor plan, practically the same for each apartment, is most convenient. The grade entry, rear porch, sleeping porch and abundance of closets are attractive features.

OUR OBLIGATION

We hold an interest in every home erected from our material because the builder has entrusted to us the safety and endurance of his home, which is a great responsibility for us to accept.

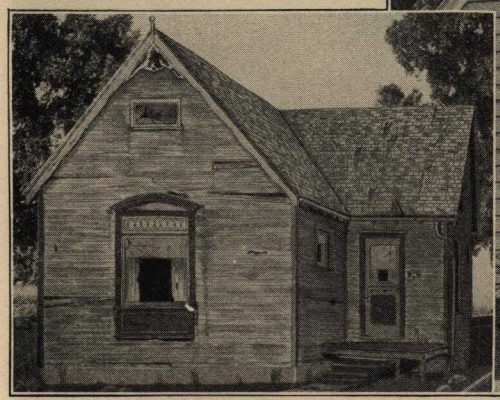
DIMENSIONS

Width over all	**43 ft.**
Ceiling height, 1st floor	**9 ft.**
Depth over all	**60 ft.**
Ceiling height, 2nd floor	**8 ft.**
Height of basement	**7 ft.**

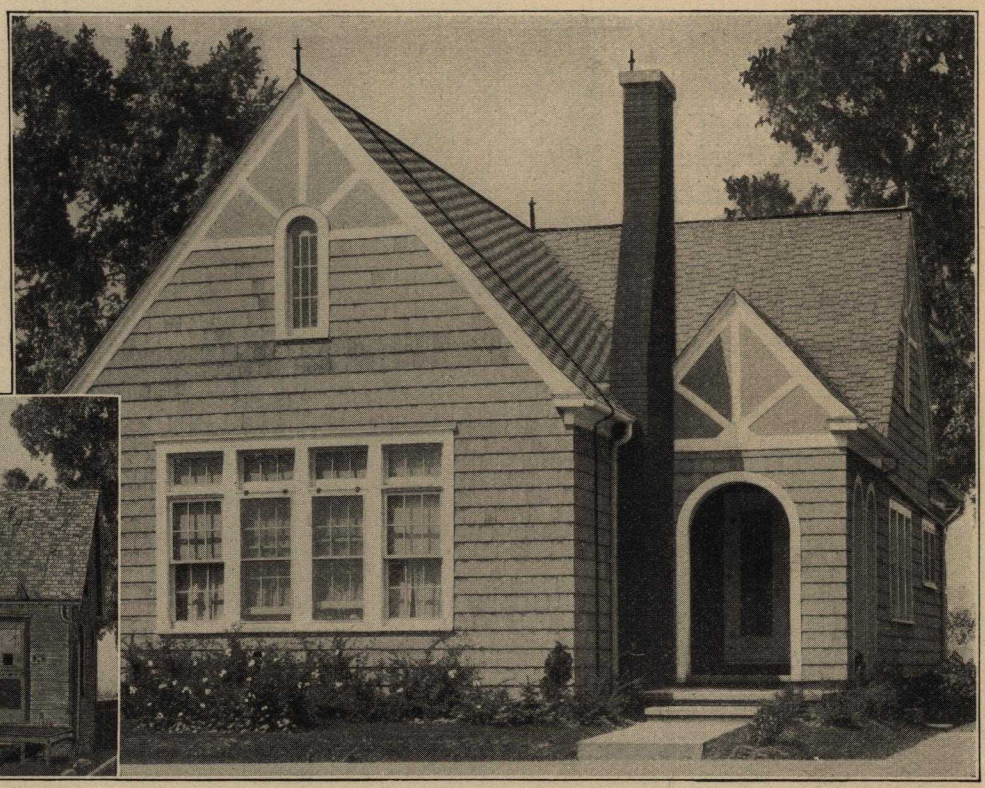


Make Your Old House More Attractive and More Comfortable

ILLUSTRATING an old fashioned weatherbeaten cottage which has been remodelled into a modern English Type of home of effective design. The new home is furnished with lightning rod equipment to reduce the fire hazard.



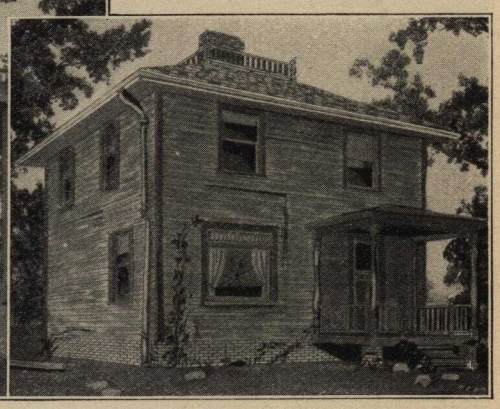
THE OLD HOUSE



AFTER REMODELLING

AFTER REMODELLING

IF you are contemplating remodelling the old house send your problem to our Architectural Department who will show you how it can be done at minimum cost.

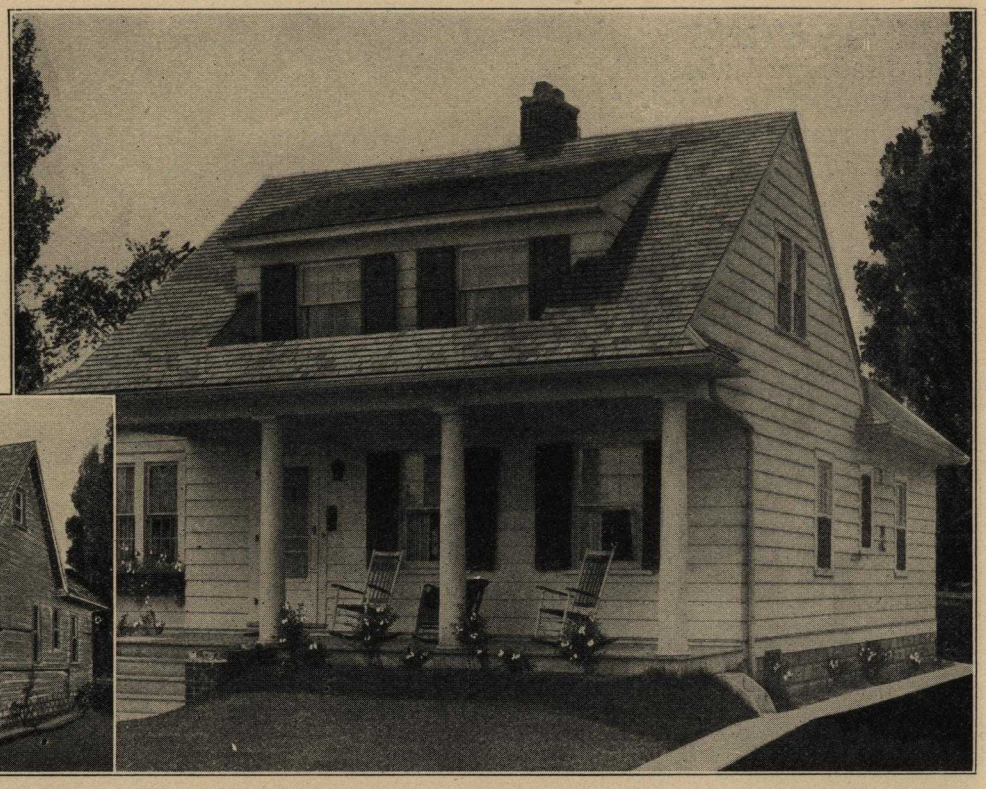


THE OLD HOUSE

How to Make the Old House Attractive and Worth More Money

THIS picture illustrates the advisability of selecting a style for the remodelled house with similar lines to the old house. By applying this rule a great expense is saved in labor and materials.

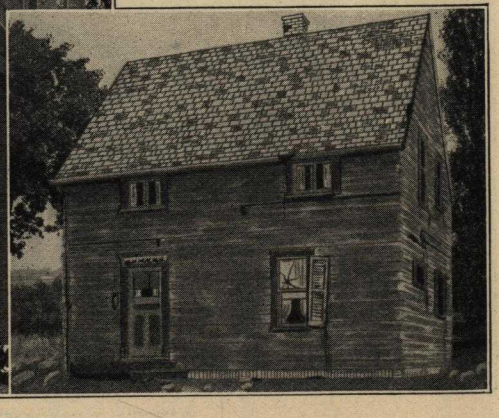
THE OLD HOUSE



AFTER REMODELLING

AFTER REMODELLING

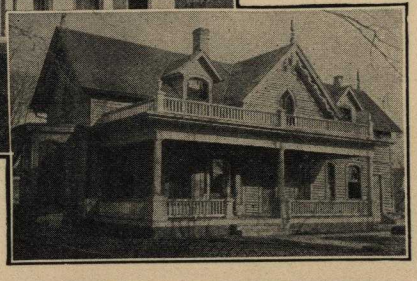
HERE is an example showing how a few additions, alterations and shingled walls make practically a new home. The lightning rod equipment adds to its substantial appearance. Our Architectural Department will aid you to likewise convert your old house into a home equally attractive.



THE OLD HOUSE

Make Your Old Home "New"

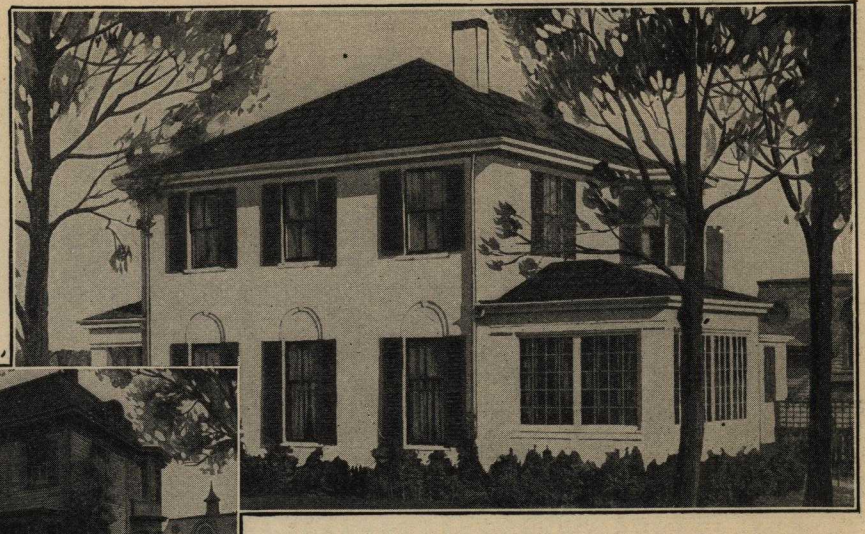
AFTER!



BEFORE ☞

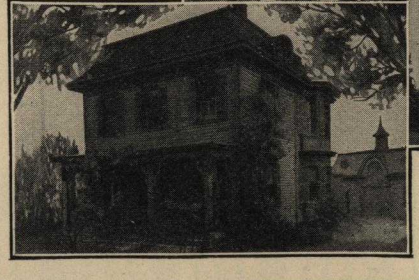
THE houses shown on this page illustrate how old weather-beaten homes can be made new and attractive by first making a few simple alterations and then by over-coating the exterior walls with stucco applied to a patent combination base.

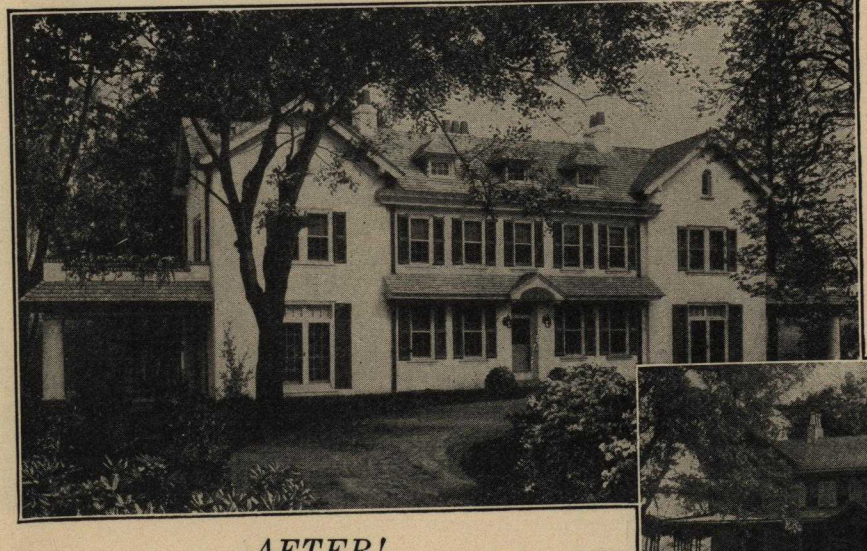
THESE are photo reproductions of the actual homes before and after remodelling and over-coating.



AFTER!

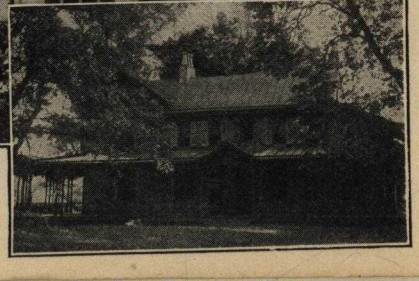
BEFORE ☞





AFTER!

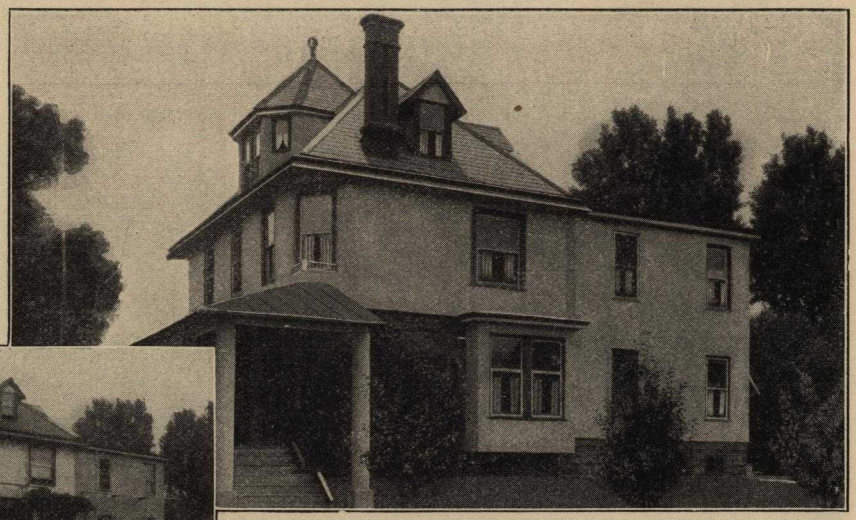
FULL information regarding remodelling and stucco application can be obtained by writing to our architectural department, who will be glad to give you full particulars.



BEFORE ☞

"Remodelling" and Overcoating Frame Houses

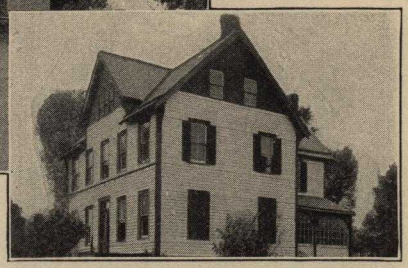
HERE are only a few instances of how others have remodelled their old houses, economically and permanently, making beautiful modern homes and adding a much greater value to their property beyond the amount expended.



BEFORE ☞

AFTER!

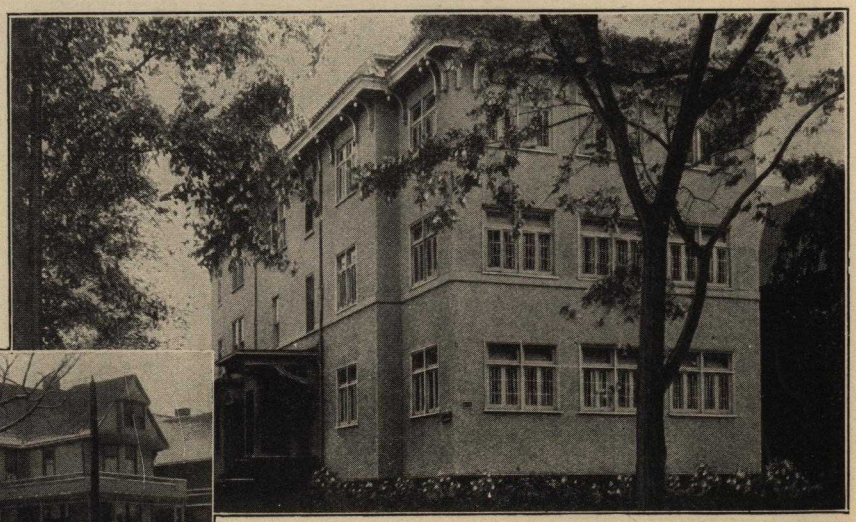
THERE is no reason why any well built old house cannot be made equal in design and attractiveness to the surrounding new homes.



☜ *BEFORE*

AFTER!

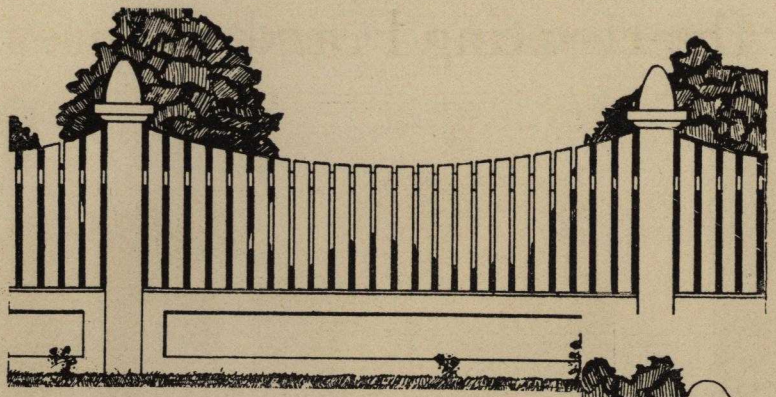
THE homes illustrated on this page are all overcoated with stucco reinforced with steel fabric.
If you are interested advise us and our architectural department will help you put your ideas into definite form.



BEFORE ☞

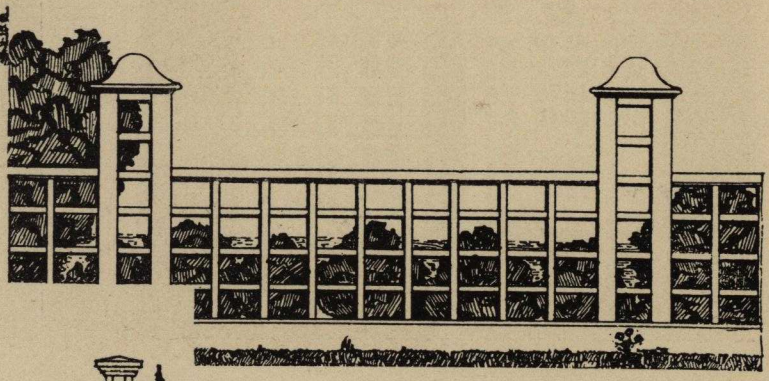
AFTER!

Improvements for the Lawn and Garden



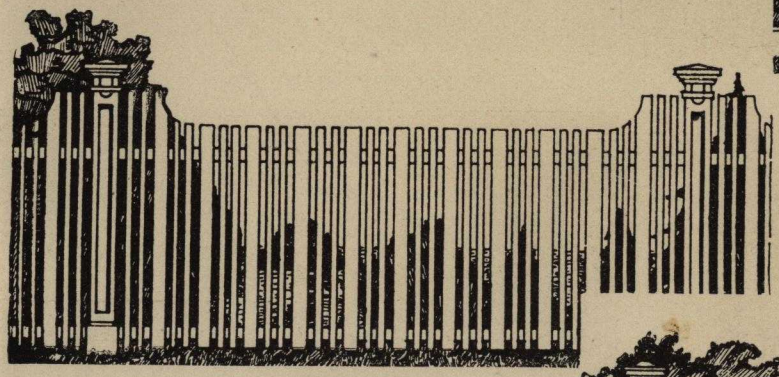
Style No. 119
Slab Picket Wood Fence

WE HERE illustrate a few ornamental wood fences as suggestions to those who would beautify their lawns and gardens.



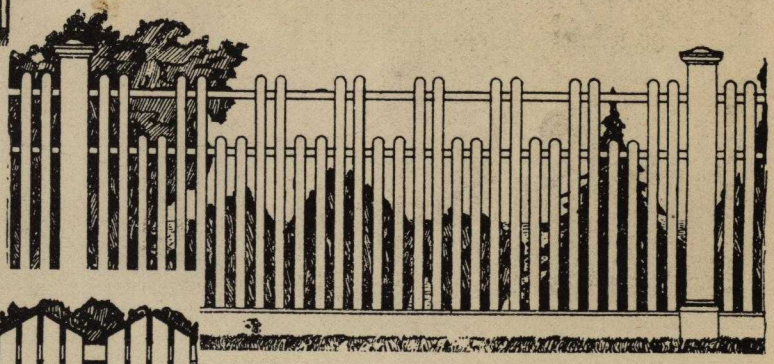
Style No. 109
Ornamental Wood Fence

WITHOUT a garden or lawn round it the home is never quite complete and without attractive enclosures the garden is never quite complete.



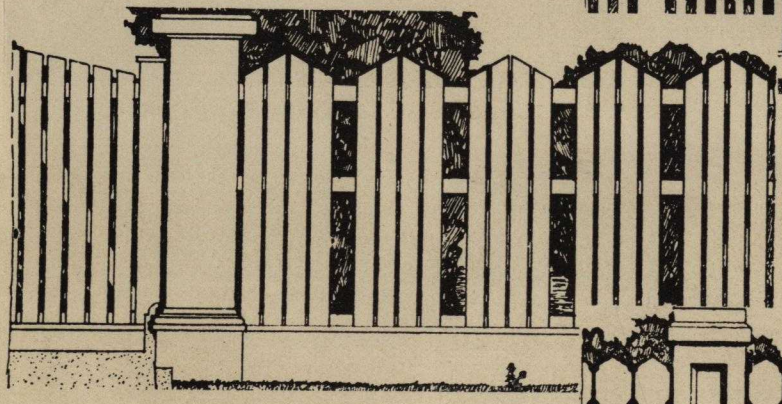
Style No. 101
Wood Picket Fence

A GOOD idea is to separate the flower garden from the vegetable garden with a lattice fence over which vines can grow.



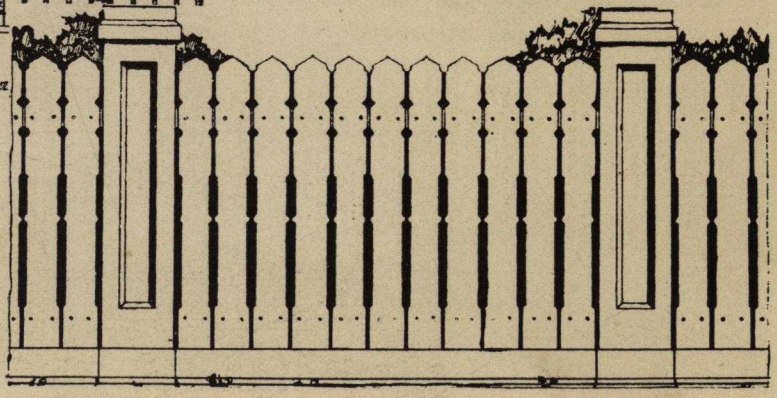
Style No. 111
Wood Picket Fence

SHOWING the home at its best is accomplished only by careful preparation of the lawn and garden with appropriate fences and enclosures.



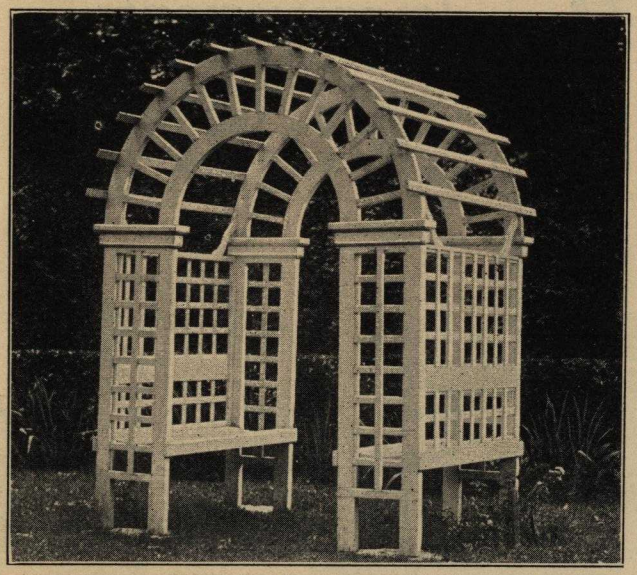
Style No. 114
Slab Picket Wood Fence

IF YOU have special ideas of your own which you want worked out, our Architectural Department stands ready to aid you.

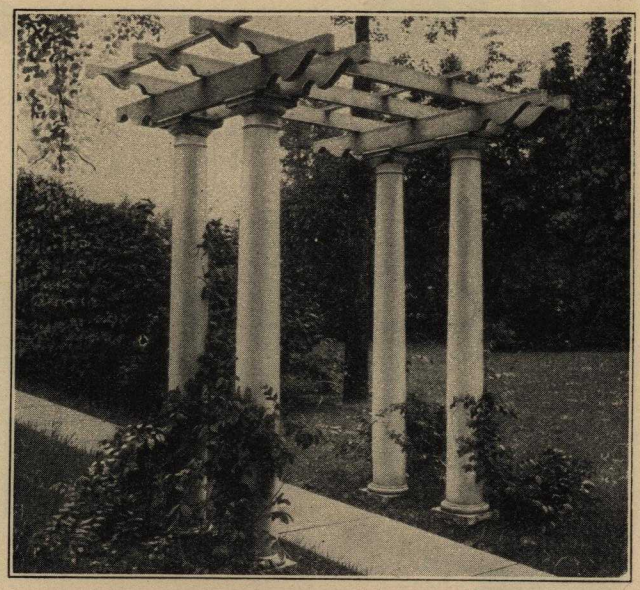


Style No. 127 Ornamental Slab Wood Fence

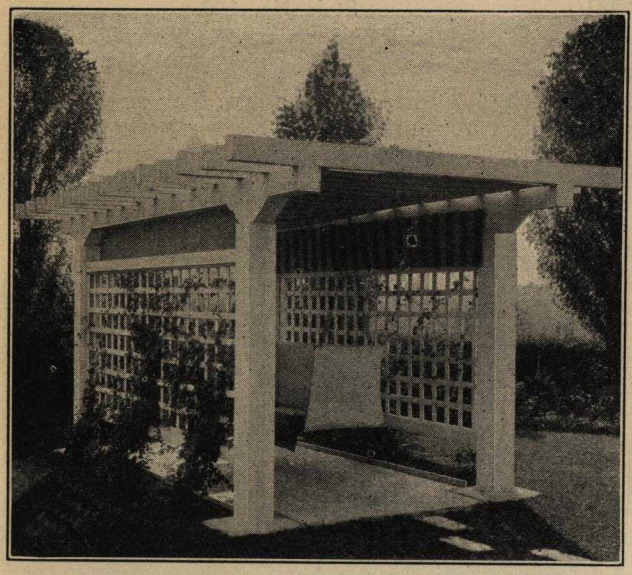
Suggestions for the Home and Garden



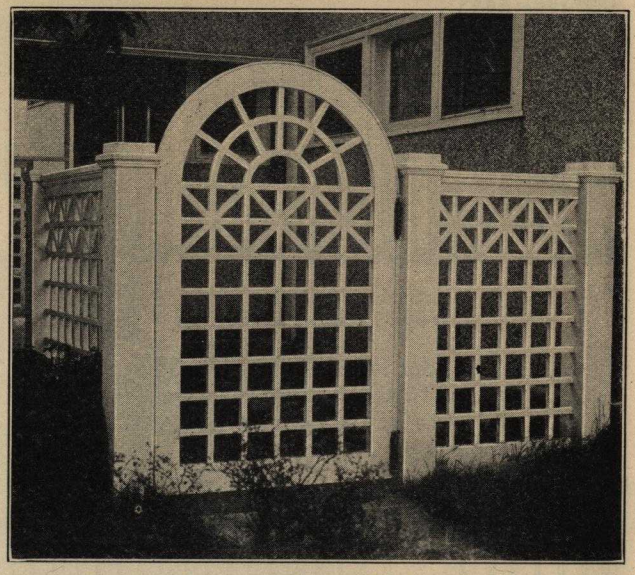
Arbor—Design No. 298



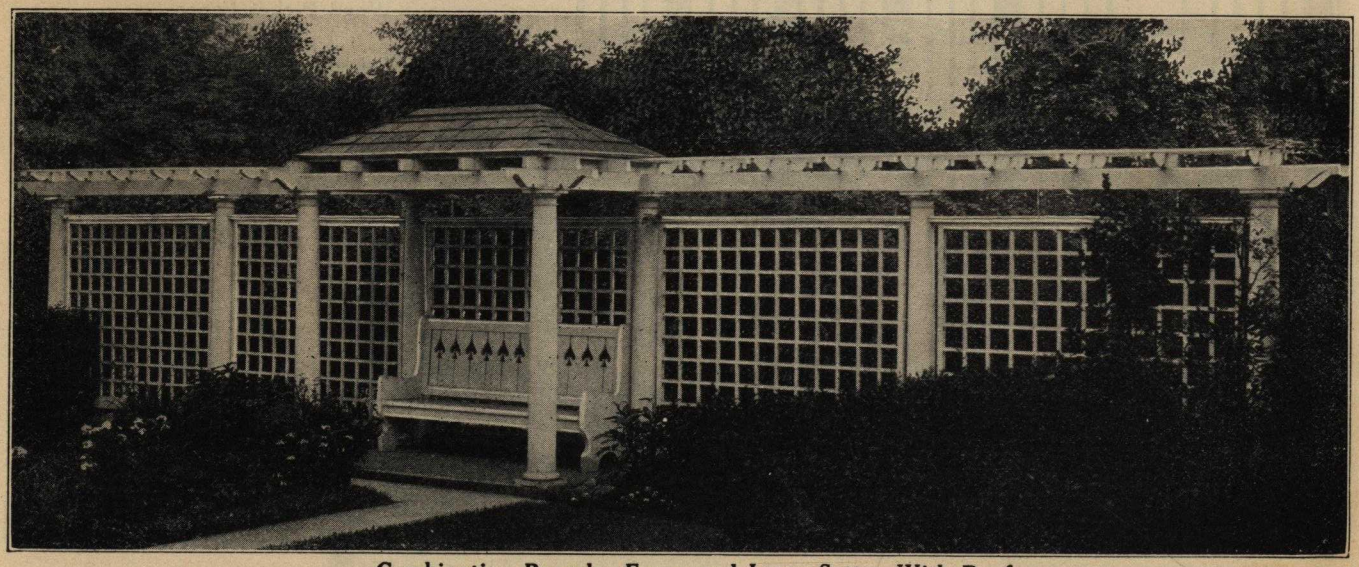
Pergola—Design No. 411



Pergola and Arbor—Design No. 189

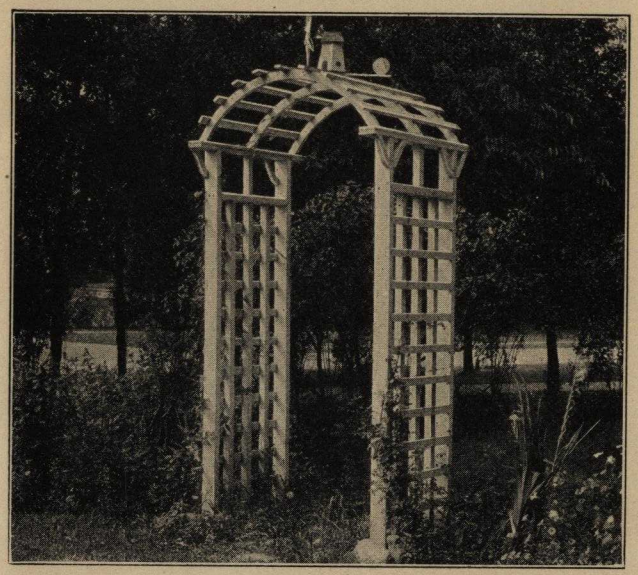


Lattice Gate and Fence—Design No. 422

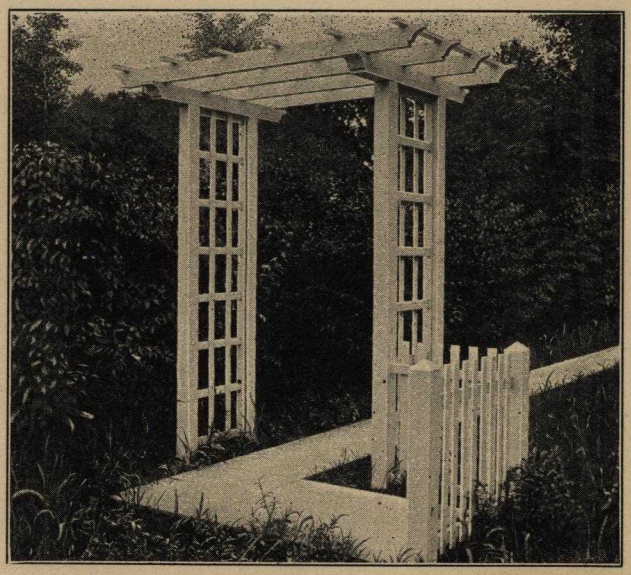


Combination Pergola, Fence and Lawn Settee With Roof

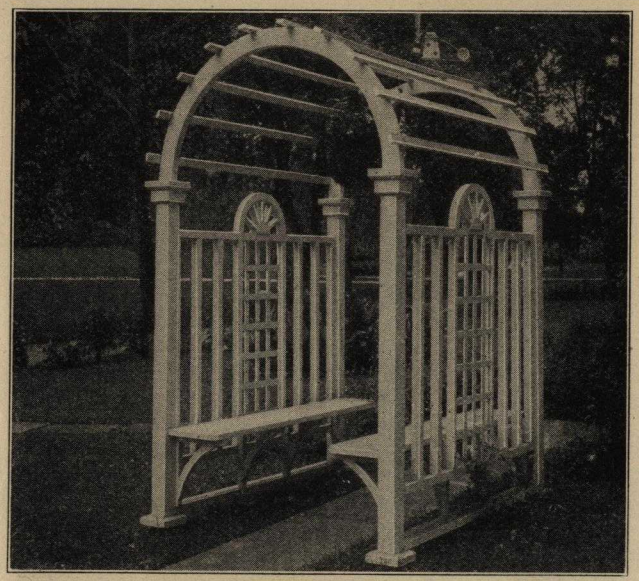
Beautifying the Lawn and Garden



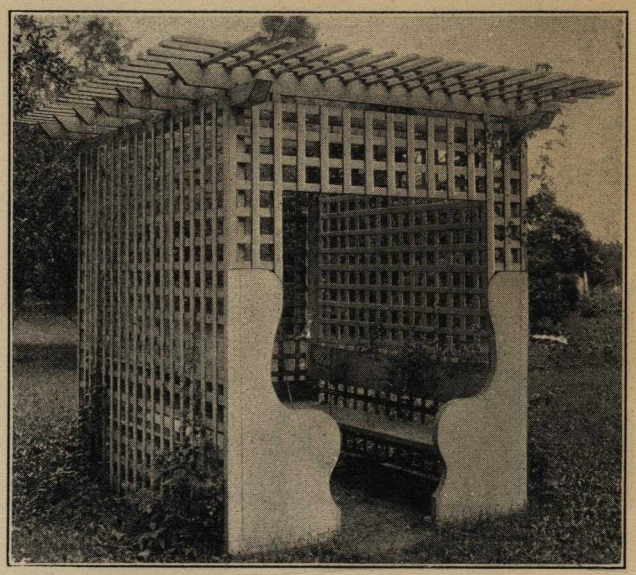
Arbor—Design No. 174



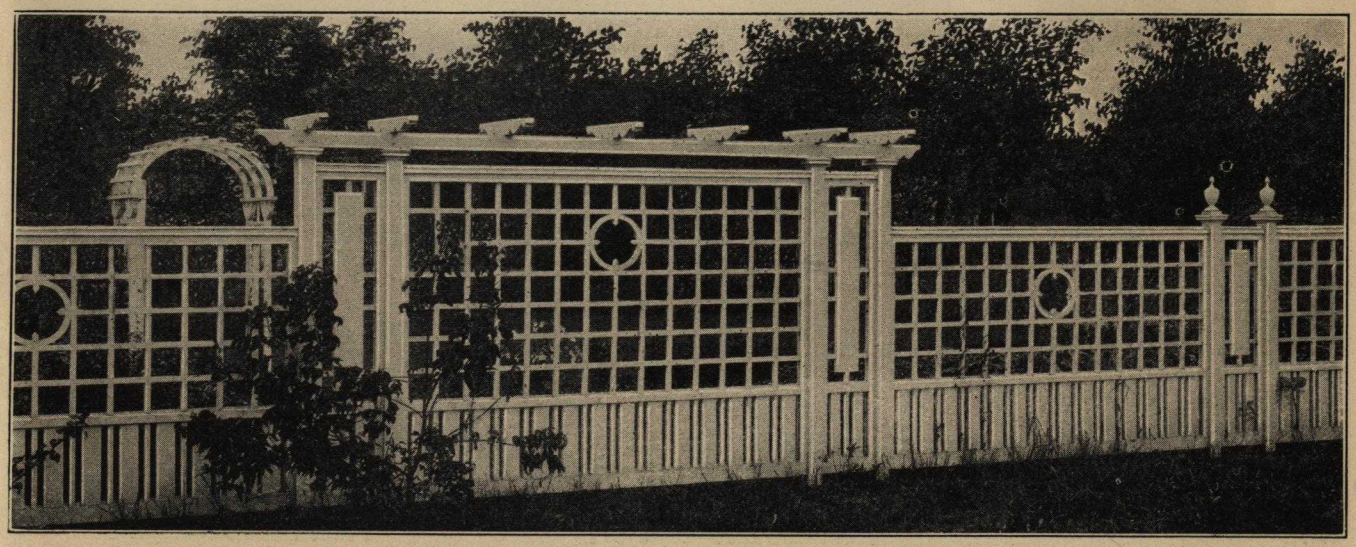
Pergola—Design No. 462



Arbor—Design No. 311



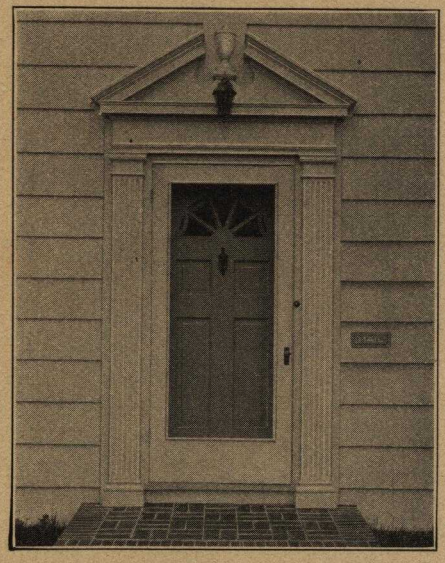
Arbor With Settee—Design No. 193



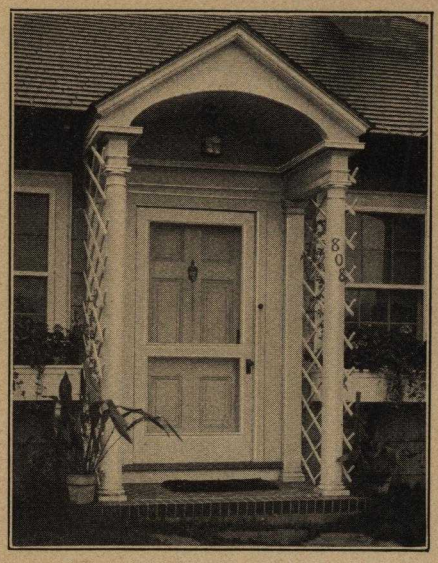
Attractive Combination Fence and Pergola

Front Entrances and Exterior Doors

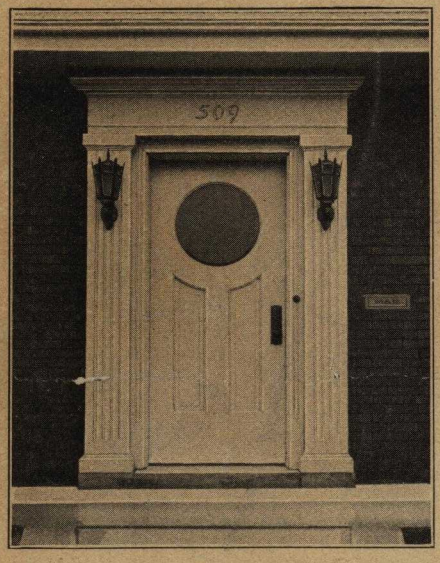
THE entrance design is the index to the architecture of the home itself and a selection of the design should be carefully considered.



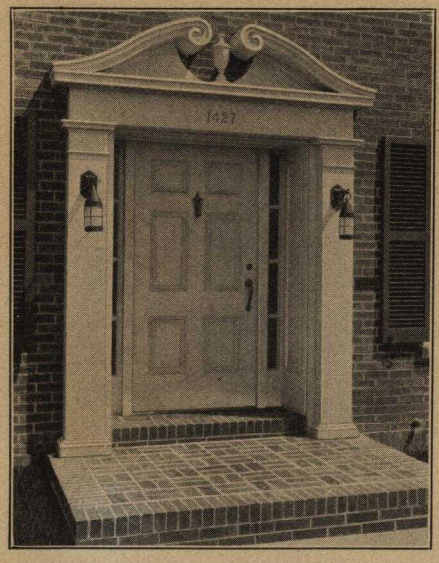
Front Entrance—Style 409



Front Entrance—Style 622



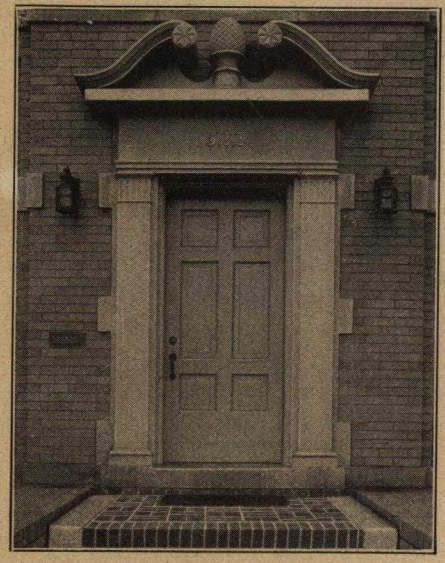
Front Entrance—Style 223



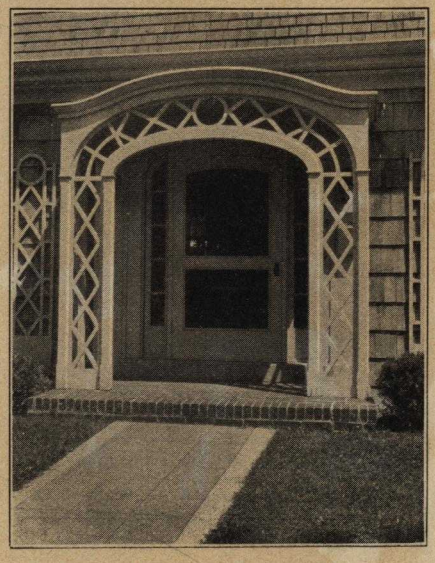
Front Entrance—Style 221

CORDIALITY, pride and dignity are the impressions an attractive front entrance creates upon all callers and friends.

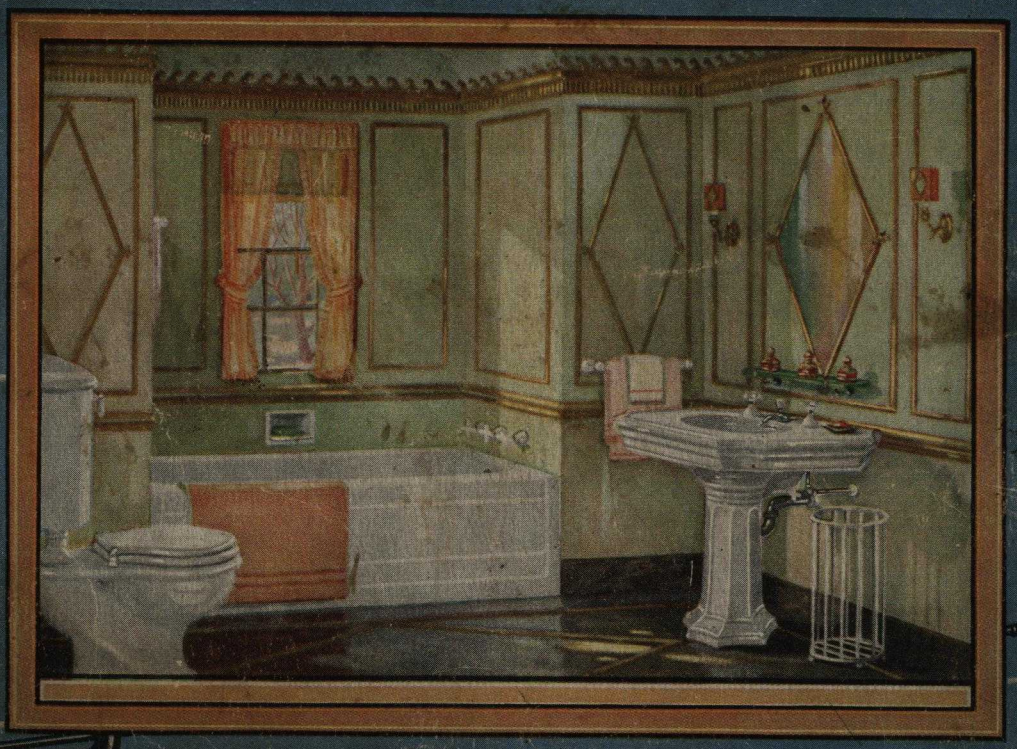
OUR Architectural Department is prepared to assist you with full information and complete detailed drawings for any style of entrance.



Front Entrance—Style 511



Front Entrance—Style 307



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